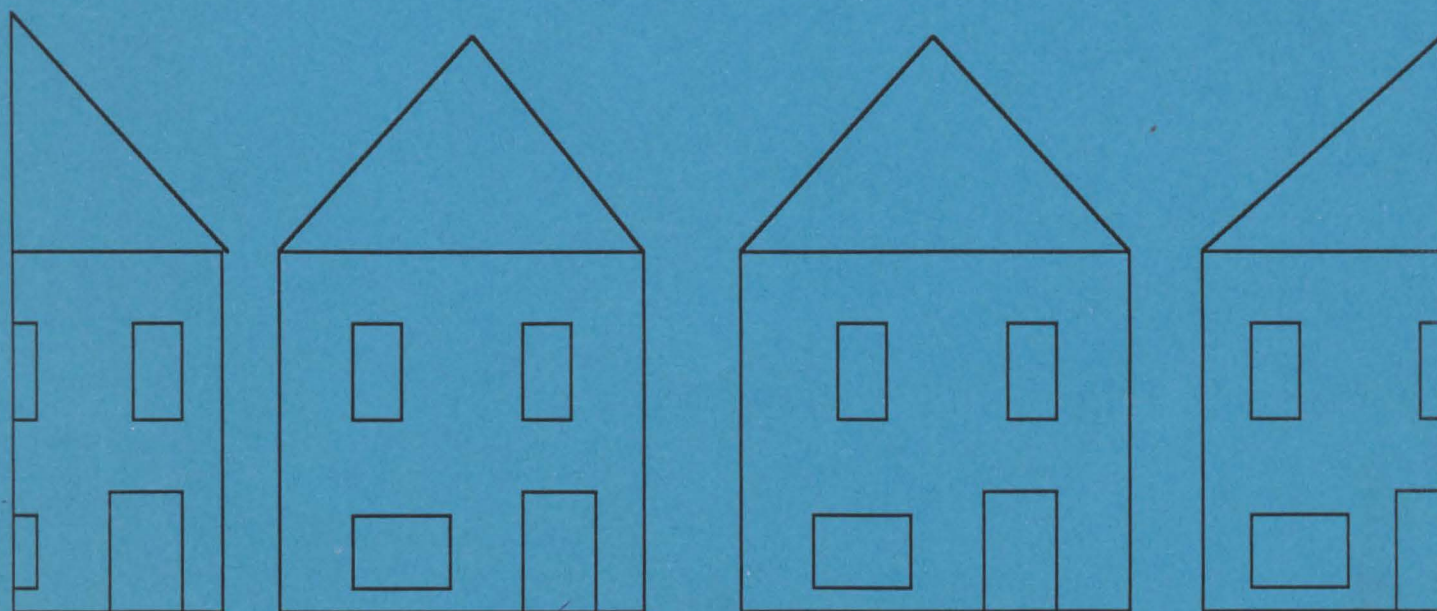




REPORT

"Do justice, love mercy, walk humbly with your God." Micah 6:8

WHITTIER NEIGHBORHOOD HOUSING PROFILE



Whittier Neighborhood Housing Profile

By Kimberly Stuart
Research Assistant, CURA

Author's Note: Without the assistance of Daryl Stokesbary of the Minneapolis City Planning Department, this report could not have been completed. I extend my appretiation to him for the time and information he provided me.

cura *Center for Urban and Regional Affairs
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The Center for Urban and Regional Affairs (CURA) has supported the author of this report. However, the contents are solely the responsibility of the author and not necesssarily endorsed by CURA.

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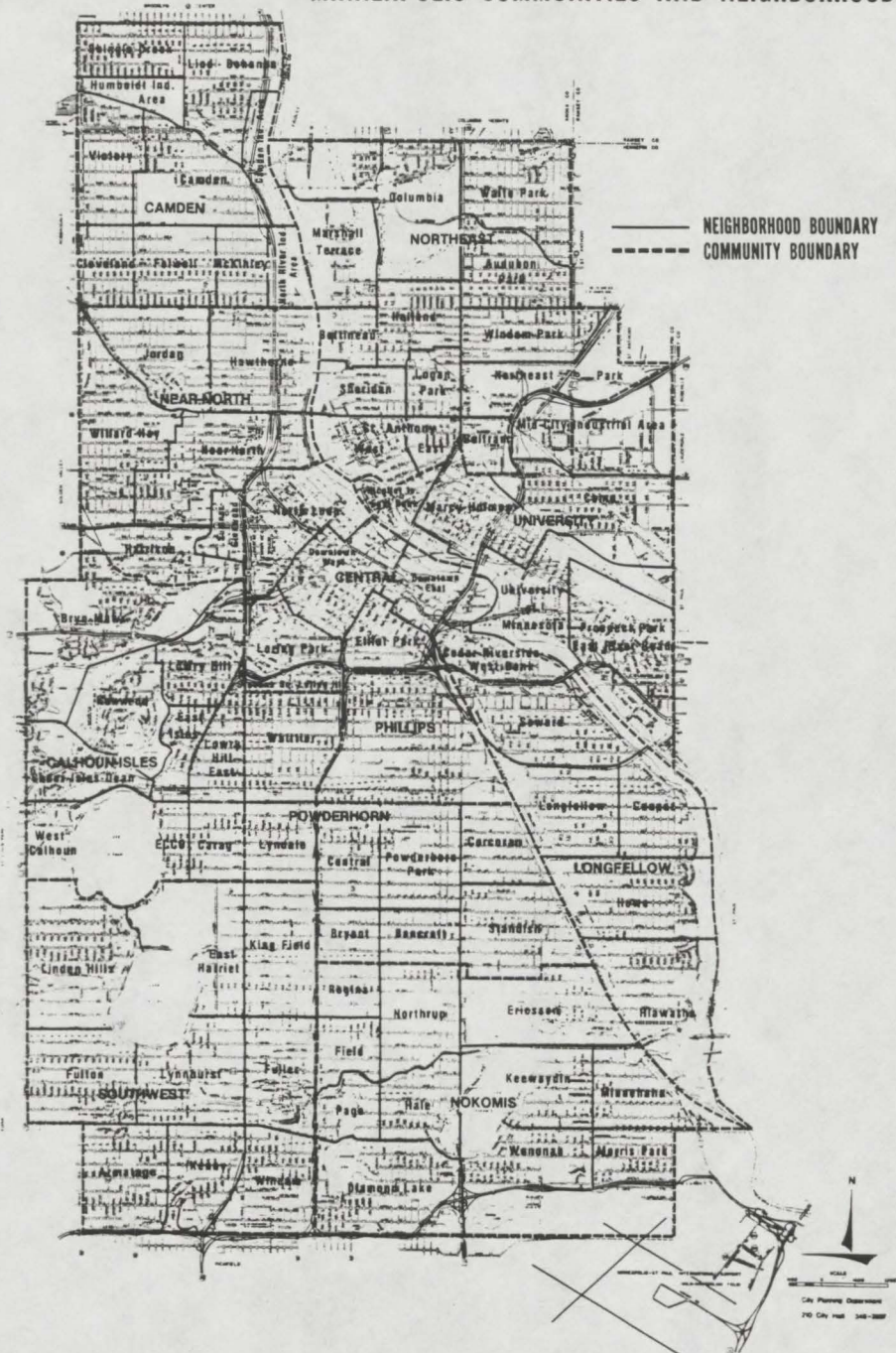
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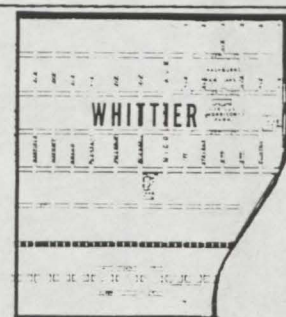
MINNEAPOLIS COMMUNITIES AND NEIGHBORHOODS



POWDERHORN COMMUNITY



WHITTIER NEIGHBORHOOD



EXECUTIVE SUMMARY

In early 1989, the Metropolitan Interfaith Council on Affordable Housing (MICAHA) was asked by member congregations to assist them in addressing housing and housing-related issues in the Whittier Neighborhood of Minneapolis. At the request of MICAHA, The Center for Urban and Regional Affairs provided a research assistant, who prepared this profile of the area's housing stock and residents. The profile is intended to help ground future decision-making by local congregations.

Whittier is an average size neighborhood, when compared with other Minneapolis neighborhoods. It is located approximately twenty blocks south of downtown Minneapolis. The neighborhood is bound by Franklin Avenue on the North, Lake Street on the South, Lyndale Avenue on the West and 35W on the East.

The profile of Whittier reveals it as an ever changing, diverse neighborhood. There are far fewer homesteaded housing units than in the city as a whole. The neighborhood is transitory, composed of mostly renters. One of four residents have lived in their housing unit for less than six months. Residents are very mobile, moving within the neighborhood as well as outside. These renters are most likely to live in small apartments located in large apartment buildings. Much of the housing in the neighborhood is substandard. In general, the large apartment buildings are in the best condition; the duplex, triplex and fourplex units are in the worst.

The homeowners of the neighborhood have homes of lower value than in other neighborhoods in the city. In addition, while home values have risen for Minneapolis as a whole in the 1980s, home values in Whittier have remained constant. Furthermore, approximately a tenth of the homesteaded homes are in substandard condition. This is high for homesteaded housing units.

The residents of Whittier are young and low income. In an upper, middle and lower income classification strata, a majority of the residents are classified as urban lower income. A large number of the renters pay over 50% of their monthly income for rent. Using 30% of gross income as the measure of affordability, one fifth of the residents can only afford \$188 a month for rent. There are only a few efficiency apartments that rent at this level in the neighborhood. In addition, regardless of family size, half of the population can afford only an efficiency or one bedroom apartment. This is insufficient space for many young families. As with home values, the gap between the Minneapolis median income and the Whittier median income has widened in the 1980's. The percentage of families receiving AFDC in Whittier has risen faster than in Minneapolis as a whole.

There are two shelters for the homeless in the Whittier Neighborhood. They house roughly sixty persons, mostly men, per night. The viability of permanent housing for the homeless in Whittier is a question raised by the current public policy that denies homeless men SRO housing in the downtown area. Issues such as affordability and preference arise when attempting to answer the

question of housing homeless men in the Whittier neighborhood.

The religious community can play a role in improving the housing situation in the neighborhood. Options for action by the religious community include:

- Involvement with other community stakeholders in comprehensive neighborhood planning;
- Public policy advocacy;
- Housing development; and
- Provision of the necessary support services that complement housing development efforts.

Whatever role the religious community chooses to play in addressing housing concerns in Whittier, the following issues raised by this report should be taken into consideration.

- Equal attention needs to be given to condition and affordability.
- The large number of substandard structures and the large gap between the cost of housing and the residents' income.
- The high percent of substandard duplexes compared to other types of structures.
- The transitory nature of the neighborhood and how to assist this population in acquiring affordable, decent housing.
- Does the housing structure that lends itself to a transitory population necessarily have a negative impact on the neighborhood? Given the long time needed to change the physical structural composition of the neighborhood, is this change desirable?

FACT SHEET OF GENERAL HOUSING CONDITIONS

The Whittier Neighborhood is:

I. Housing:

- * Whittier housing is overwhelmingly (90%) rental units.
- * These are primarily (75%) small, efficiency or one bedroom units in larger (5+ unit) apartment buildings.
- * Housing in Whittier needs extensive rehabilitation, 6 of every 10 rental and 1 of 10 owner occupied structure are substandard.
- * In general, large apartment buildings are in the best and duplexes are in the worst condition.
- * The cost to rehabilitate all substandard housing in Whittier was estimated in 1988 to be 98 million.
- * A small number of the housing units are homesteaded (11%).

II. Residents:

- * Total population in Whittier probably declined slightly (3%) during the 1980s while the number of households increased by approximately 7 percent.
- * Median Income in Whittier is approximately \$15,700, only 60% of the Minneapolis median income; this gap is increasing.
- * The percentage of households in Whittier receiving Aid to Families with Dependent Children (AFDC) is increasing faster than in Minneapolis as a whole.

III. Renters:

- * Approximately half of rental households in Whittier pay more than 50% of their income for housing.
- * One of every four tenants (26%) in Whittier have occupied their apartments for less than 6 months.
- * Rents average \$296 for an efficiency and \$359 for a one bedroom apartment.
- * Using 30% of gross income as the measure of affordability, one of every five tenants can afford \$188 a month for rent; there are virtually no units in Whittier that rent for this amount.

- * The apartment vacancy rate (11.4%) is 4.7% higher than the rate considered healthy for multi-family housing.
- * There are two shelters in Whittier where 60 people stay each night.

IV. Homeowners and the Housing Market

- * At \$59,000, the median home value in Whittier is 17% less than in Minneapolis as a whole, yet starter homes for low income homeowners are not available.
- * The median value of homes in Whittier has remained constant while the median for Minneapolis has increased over 30% during the 1980s.
- * The number of mortgages has remained steady during the 1980s, yet the number of banks making these mortgages has declined and the percent of government insured mortgages has risen.
- * A relatively low percentage of property transfers in Whittier involve contracts for deed using conventional mortgages.

FACT SHEET ON HOMELESS POPULATION IN WHITTIER

There are two shelters in the Whittier neighborhood for homeless people. One shelter is run by St. Stephen's Catholic Church, the other shelter is run by Simpson United Methodist Church. Both shelters are virtually always full.

The percentages of women, children, families, and minorities in the shelter population city-wide have all been increasing. In Whittier, however, virtually all the shelter residents are male. In 1989, on a sample evening, the Whittier shelters housed 62 male residents. The same shelters housed 67 people, including one woman, on a sample night in 1990.

No surveys have been done on the residents of the two Whittier shelters. However, a survey of all shelters in the metropolitan area, preformed annually by the Wilder Foundation, provides information on the Minneapolis, male shelter population. This information is relevant to Whittier's homeless population.

Almost forty percent of shelter residents have lived in the Twin Cities less than one year. However, more than one in four (26%) have lived here over ten years. Roughly forty percent of these same people receive General Assistance (\$203 per month), but another 52% work at paying jobs. A slightly higher percentage (59%) are able to rent when they are not staying in a shelter. At the time of the survey, 71% of the shelter residents were not staying in a shelter at the same time last year. In addition, during the previous month, 62% of those surveyed stayed in a shelter three nights or less per week.

The Wilder Foundation Survey identified the following five potential barriers to self sufficiency:

- * consider self to be chemically dependent or were admitted to a detox center in the last six months.
- * current mental health problems.
- * less than a high school graduate and no GED.
- * no regular job for more than one year.
- * in correctional facility within the last two years.

Shelter residents were asked how many of these barrier they possessed. Their responses were:

0 barriers	22%
1 barrier	26%
2 barriers	28%
3 barriers	18%
4 barriers	6%
5 barriers	.4%

Almost nine out of ten (88%) respondents stated they would like to find permanent housing in the Twin Cities. There are 562 efficiency apartments in Whittier; approximately one out of every ten of these is vacant. The average monthly rent for these units is \$296. Only 10% of shelter residents reported that they could afford this level of rent. Even for these, however, other barriers remain, such as lack of references, an adequate rental history, a damage deposit and so forth.

AFFORDABLE HOUSING REHABILITATION IN WHITTIER

\$ 97,827,800

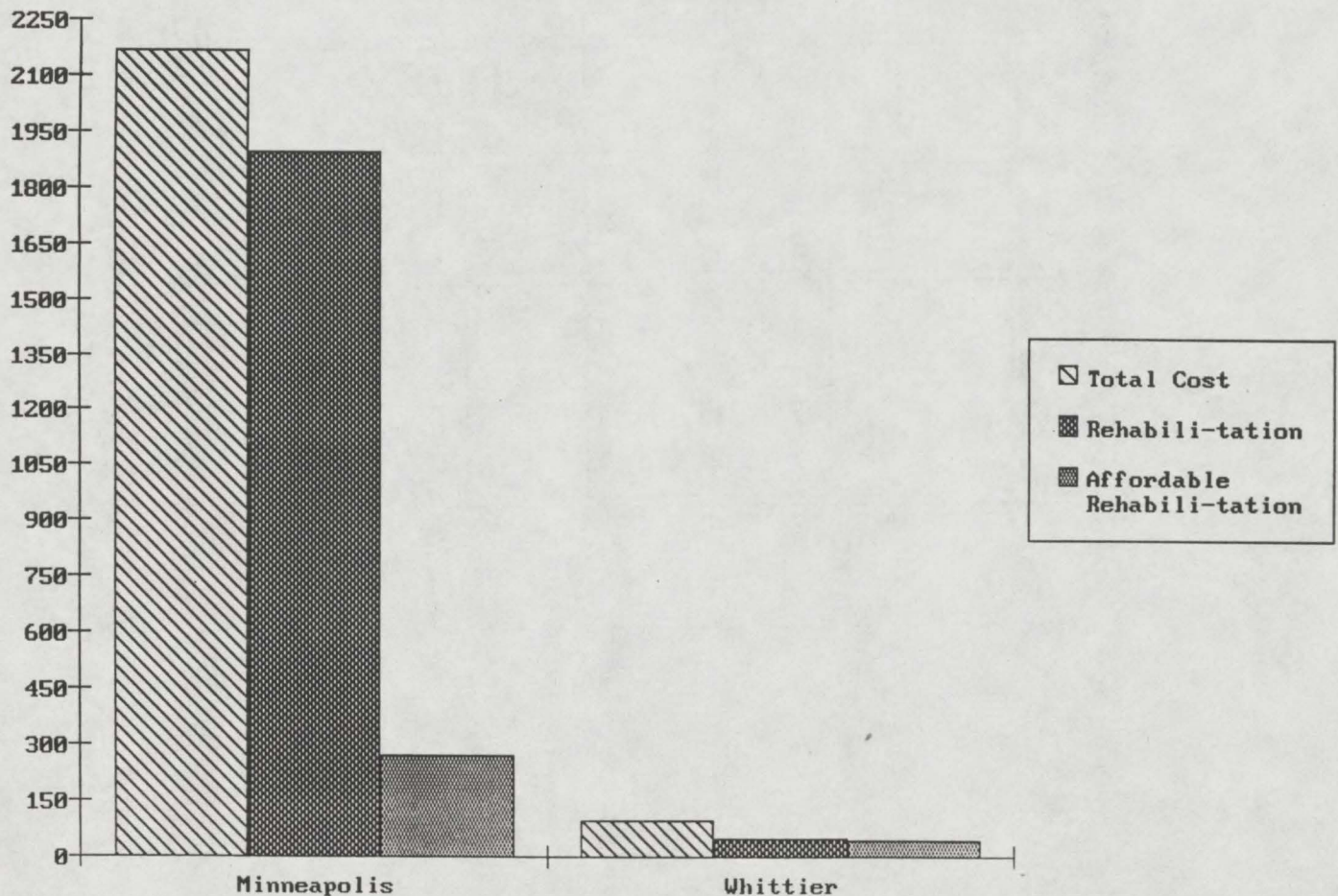
is the amount needed to bring affordable housing rehabilitation to the Whittier Neighborhood, according to the Housing and Economic Development task force of the Minneapolis City Council, 1988¹.

\$51,965,300 is needed for rehabilitation.

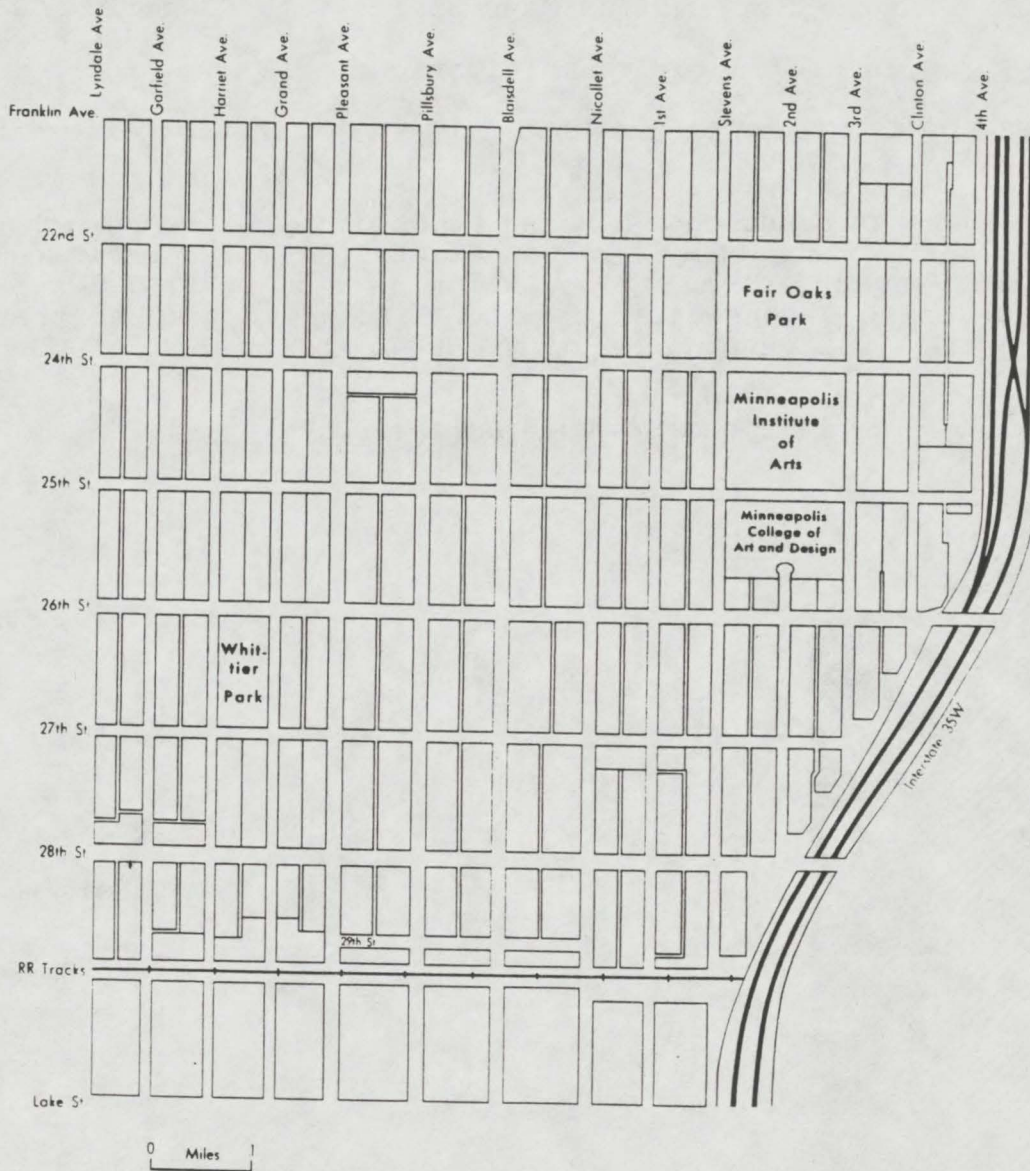
\$45,862,500 is needed to make housing rehabilitation affordable to Whittier's residents.

(This figure is based on a housing stock of 7,000 units with 62% of the residential structures in condition 3, 17% in condition 4 and 1 percent in condition 5. Population is set at 13,000 residents with 90% of them considered renters. It was estimated that over 1/3 of the residents had income at or below 50% of the city median.)

AFFORDABLE HOUSING REHABILITATION



WHITTIER NEIGHBORHOOD



WHITTIER HOUSING PROFILE

I. HOUSING STOCK

While the housing stock in Whittier is both older and in worse condition than Minneapolis housing stock as a whole, it has improved over the past two decades. In 1960, 32% of the housing stock was in substandard condition, as defined by the City Planning office. Substandard housing decreased to 20.8% in 1981 and to 14.5% in 1989. However, City Planning cautions that due to the way the data on substandard housing is collected, substandard housing may be underestimated.

A partial explanation of why Whittier housing stock is in worse condition than Minneapolis as a whole is found in the greater age, higher percentage of rental units and lower percentage of homesteaded units. The percentage of homestead units has remained around 11% throughout the 1980's. Minneapolis started the decade at 48% and fell to 45% homesteaded units in 1989.

Whittier has a greater percentage of structures with 3-4 units and 5 or more units than Minneapolis as a whole. However, during the 1980's, the percent of single family homes, condominiums/townhomes/co-ops, and duplexes has risen and the percentage of 3-4 unit and 5 or more unit structures has fallen. This coincides with an increase in condo/townhomes/co-ops and duplexes as well as a decrease in 3-4 unit and 5 or more unit structures in Minneapolis. However, the percent of single family homes in Minneapolis fell in the 1980's in contrast to Whittier where it remained stable.

The rise in duplex units is a negative trend, for they have a higher percentage of substandard units than any other type of housing. 33% of duplex units (including tri and four plexes) are substandard. Contrasted with 9% of single family homes and 6% of apartment buildings, this is significantly higher. All of the apartment buildings in substandard condition have between 6 and 10 units.

Apartment size remained constant through the 1980's. Both in 1980 and 1989, 73% of apartments were efficiencies or one bedroom, most located in apartment buildings with five or more units. The higher vacancy rate of efficiencies and one bedroom apartments, means that the apartment size structure has a negative impact on the neighborhood.

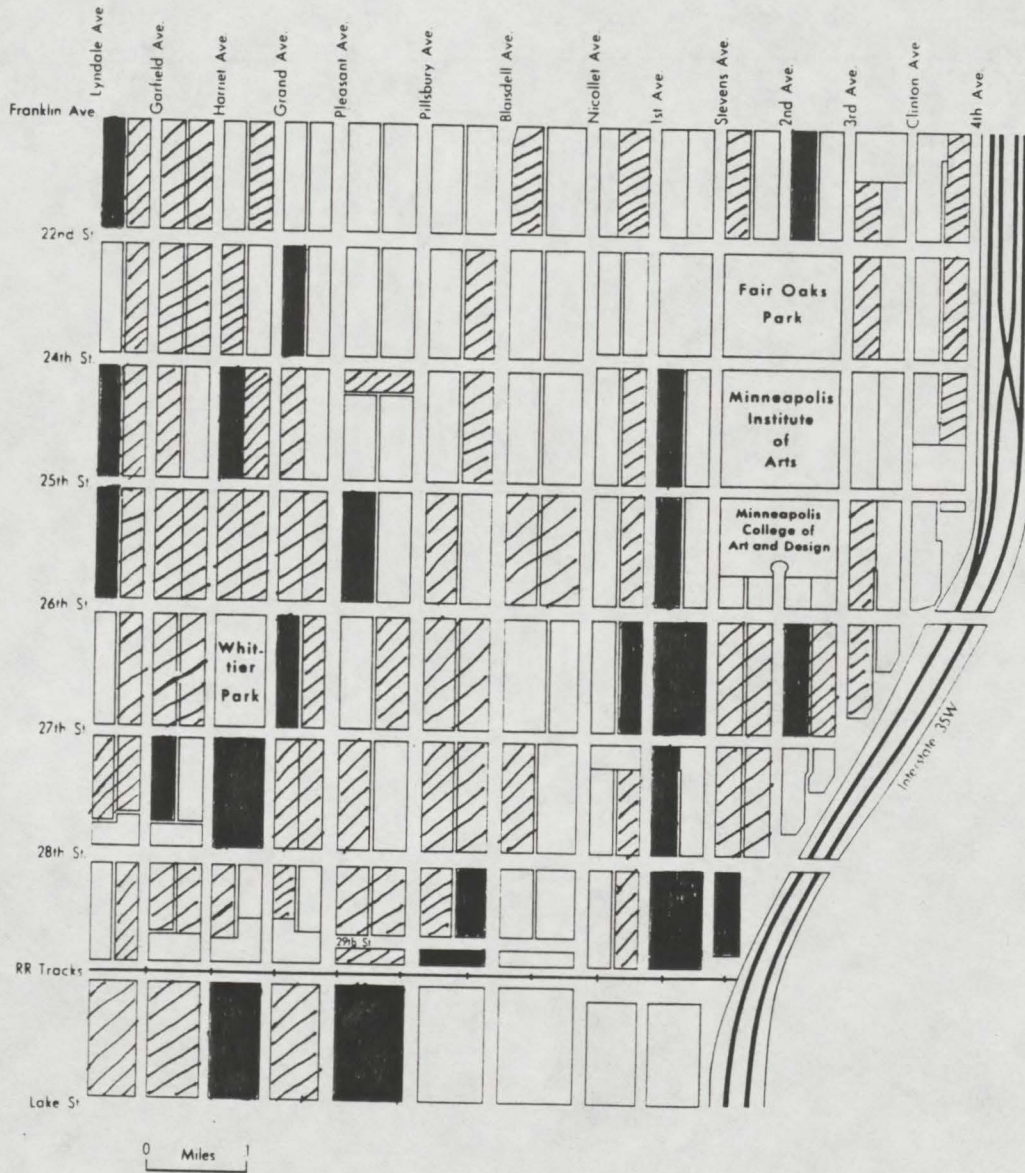
Housing Characteristic	Whittier Neighborhood			Minneapolis
	1960	1980	1989	1989
<u>Housing Units</u> ²		7200	7805	179533
<u>Built before 1940</u> ²			92%	78%
<u>Homestead Status</u> ²		11%	11%	45%
<u>Substandard Housing</u> ^{2,7}	32%	21%	15%	10%
% Non-Homesteaded			61%	
<u>Dwelling Units by Structure Type</u> ^{6,2}				
Single Family Homes		5%	9%	43%
Condo, Co-op, Townhomes		.3%	5%	5%
Duplex		9%	11%	16%
3-4 unit buildings		9%	8%	4%
5+ unit buildings		77%	68%	32%
<u>Apartment Unit Size</u> % ^{6,4}				
Efficiency/One Bedroom		73%	73%	34%
Efficiencies		13%	13%	9%
One Bedroom		60%	60%	25%
Two Bedroom		22%	24%	49%
Three Bedroom		5%	4%	NA

<u>Housing</u>	<u>Whittier Neighborhood</u>			<u>Minneapolis</u>
<u>Characteristic</u>	<u>1960</u>	<u>1980</u>	<u>1989</u>	<u>1989</u>
Single Family ⁹	34%		14%	
Multifamily	34%		87%	

Whittier Neighborhood 1990⁴

<u>Number of</u>	<u>Duplex</u>	<u>Triplex</u>	<u>Fourplex</u>	<u>5+ Unit</u>	<u>Total</u>
<u>Bedrooms</u>				<u>Apt Bldg</u>	
Efficiency	9	4	33	516	562
One Bedroom	105	15	178	2358	2656
Two Bedroom	365	29	160	498	1052
Three Bedroom	86	18	16	73	193
Total	565	66	387	3445	4463

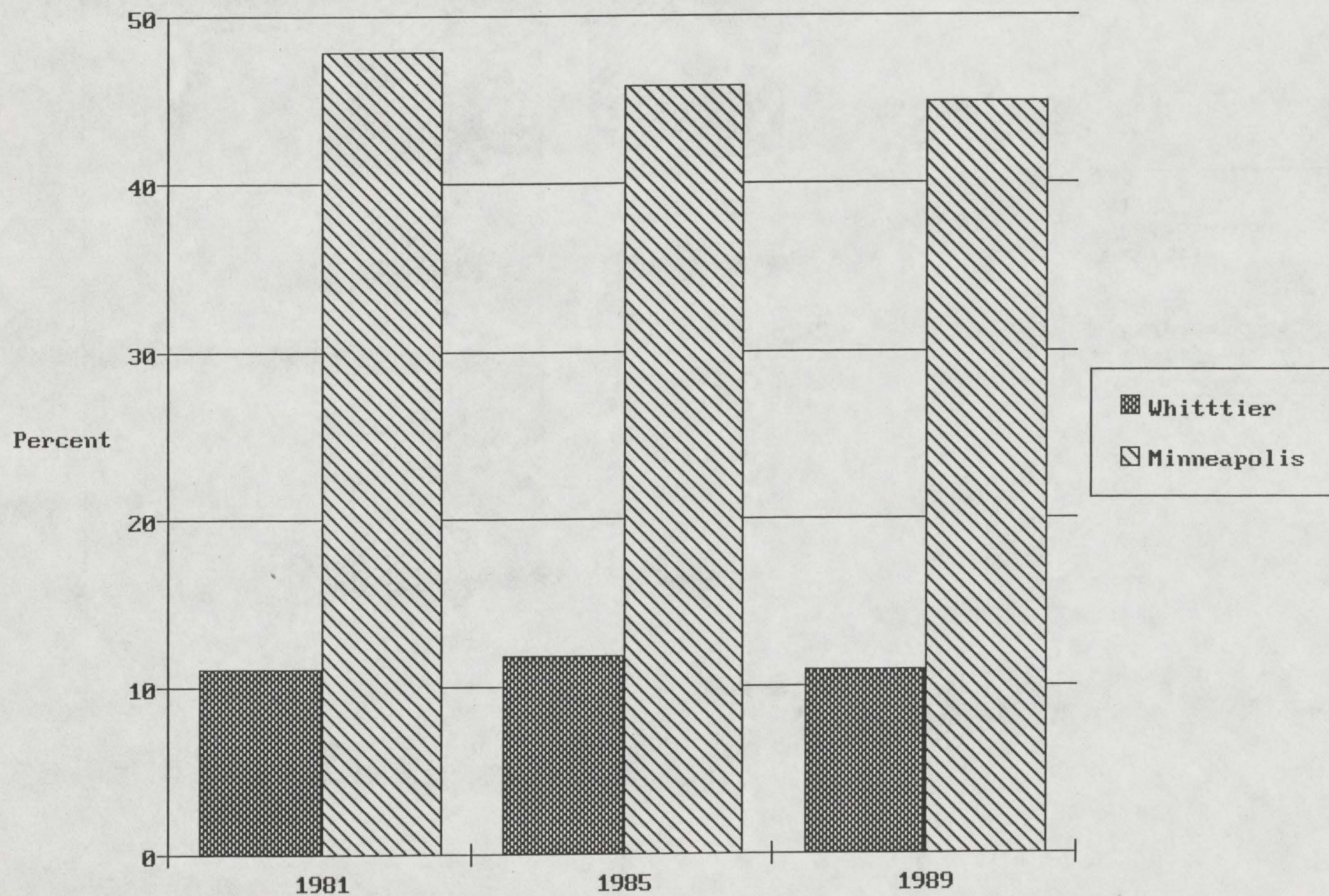
WHITTIER NEIGHBORHOOD



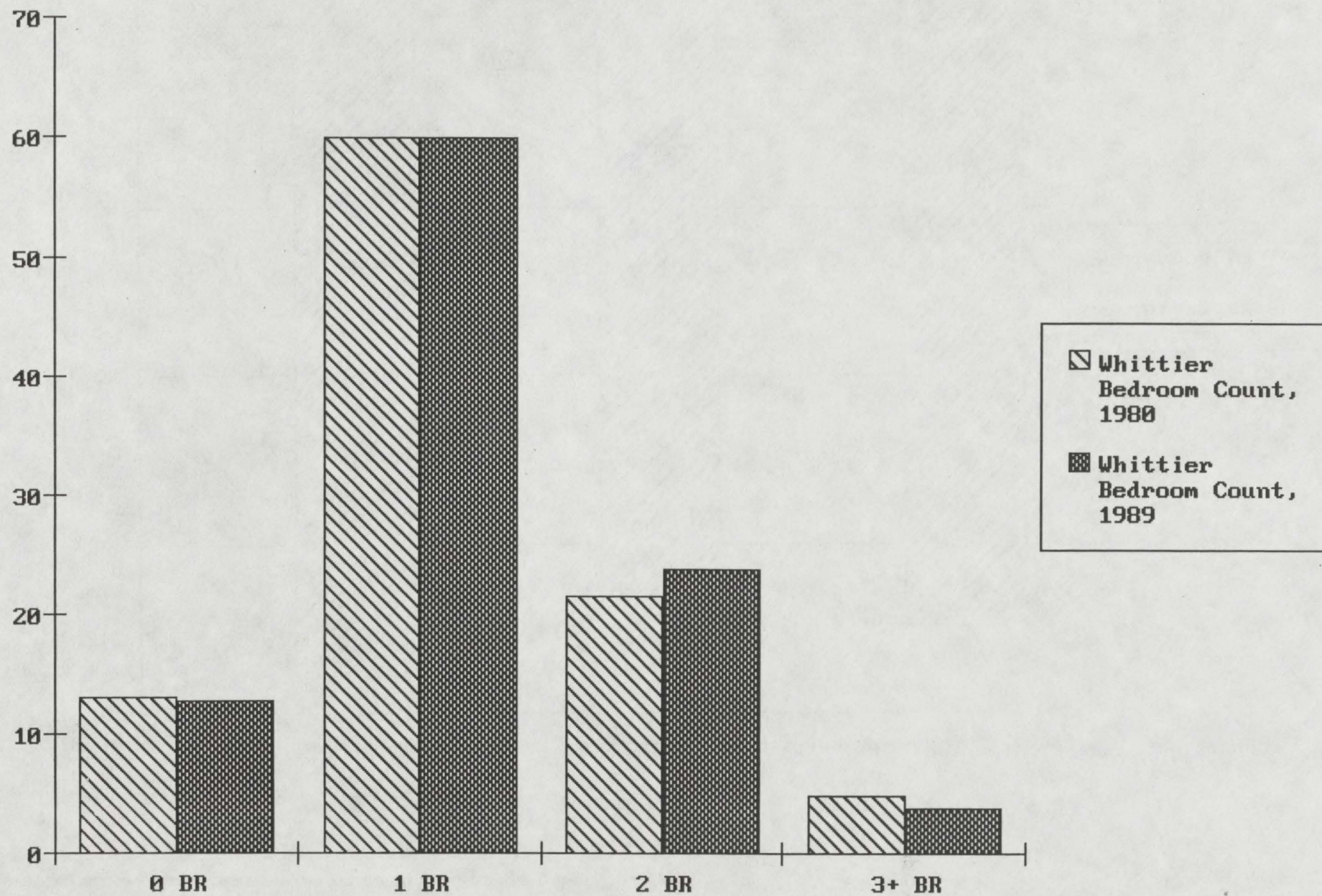
Data Source: Minneapolis City Planning Department

Data Source: Neighborhood Profile, Whittier Neighborhood, City Planning Department of Minneapolis, 1990

Percent of Residential Structures Homesteaded, 1989

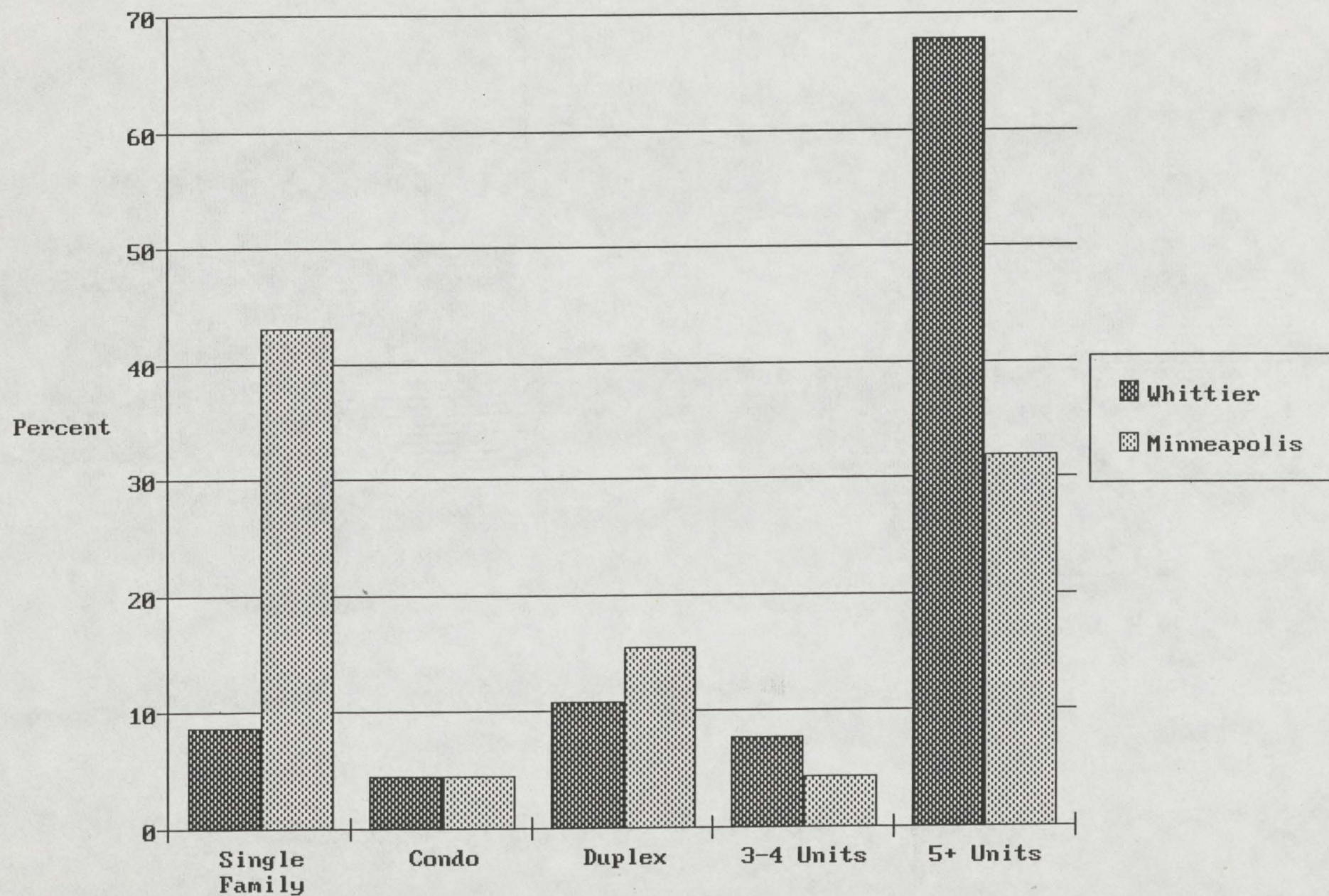


APARTMENT SIZE



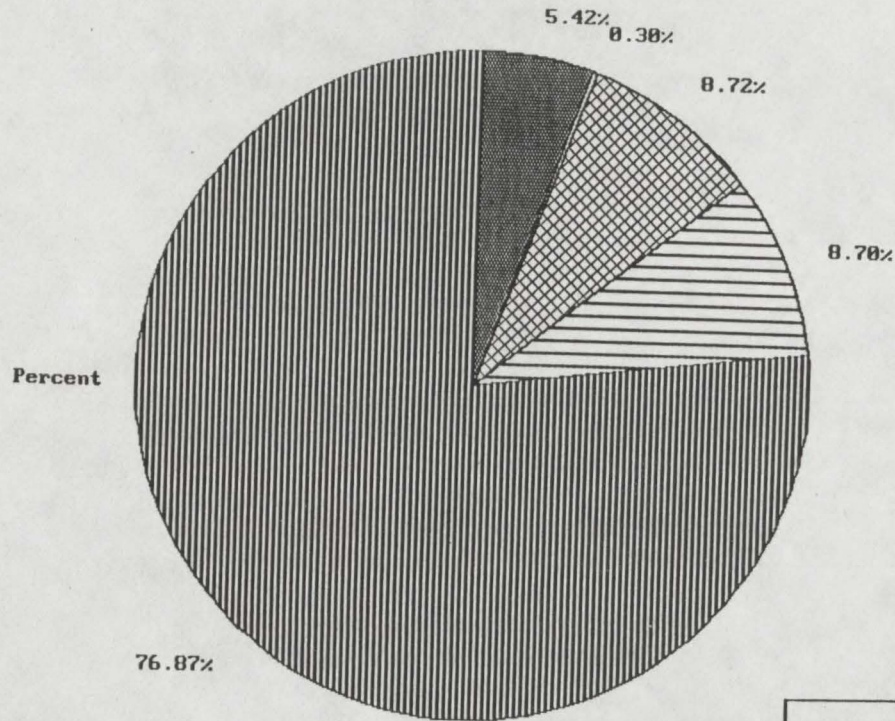
Data Source: Neighborhood Profile, Whittier Neighborhood, City Planning Department of Minneapolis, 1990

Residential Structure Type, 1989

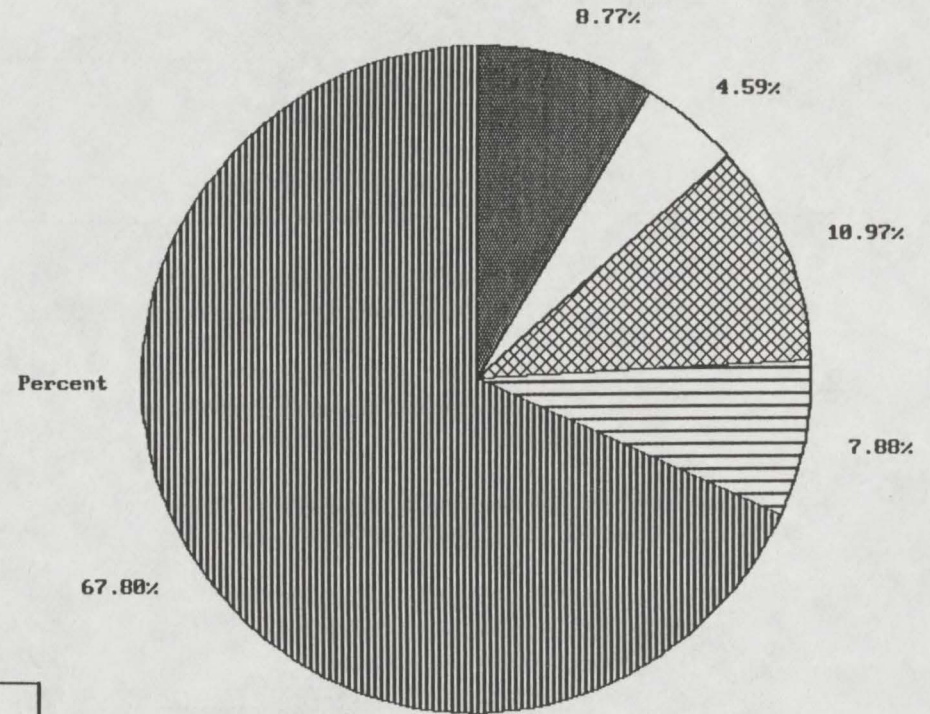







Whittier Neighborhood

Residential Structure Type, 1980



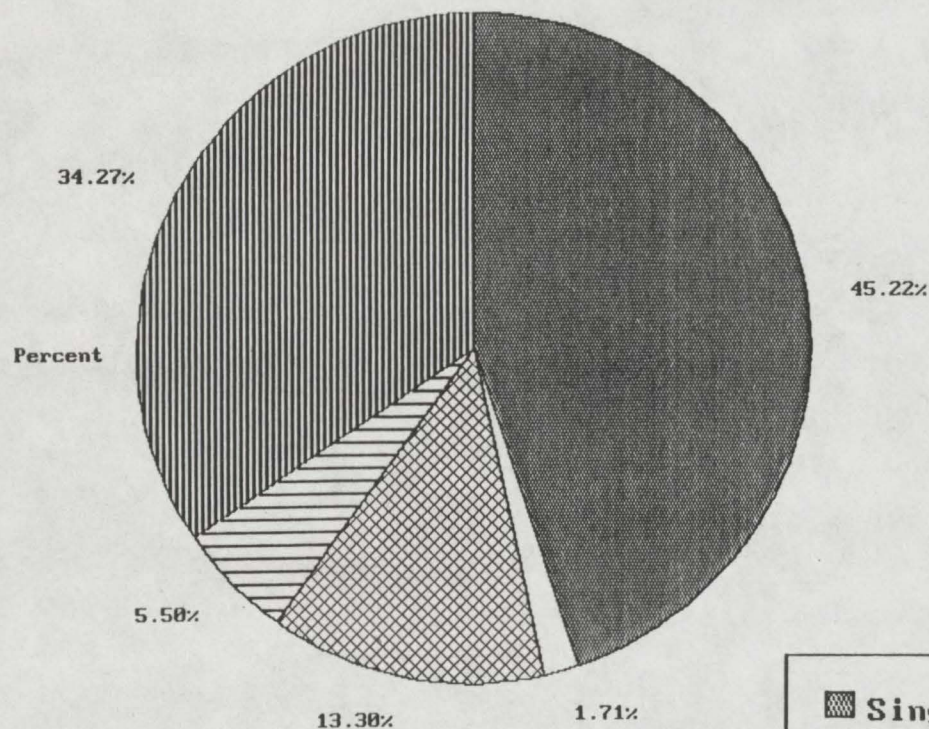
Residential Structure Type, 1989



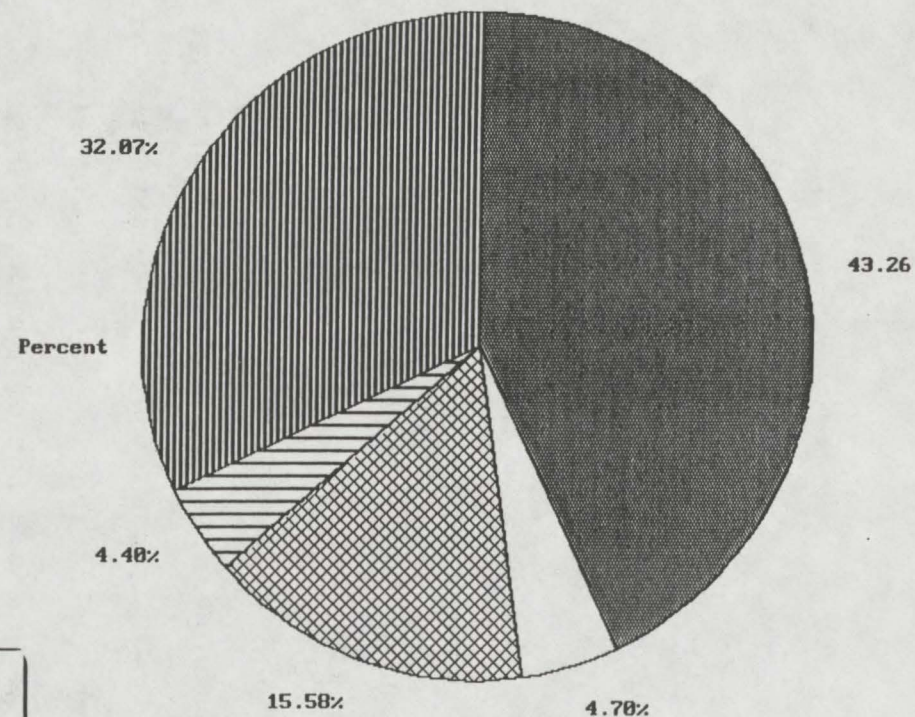
-  Single Family
-  Condo
-  Duplex
-  3-4 Units
-  5+ Units






Minneapolis

Residential Structure Type, 1980



Residential Structure Type, 1989



-  Single Family
-  Condo
-  Duplex
-  3-4 Units
-  5+ Units

II. HOUSING MARKET

Whittier is characterized by a weak housing market. In terms of estimated market value, 53.5% of Whittier neighborhood parcels are valued at less than \$60,000. In addition, the median home value, \$58,000, is \$11,900 less than that of Minneapolis as a whole. Furthermore, the Whittier median home value has remained constant throughout the 1980's while the Minneapolis median home value has risen.

Sandy Green, a realtor with RE/MAX Real Estate Guide, specializes in the Whittier Neighborhood. She asserts that housing in the Whittier neighborhood is too expensive for low income families. There are no real bargains in Whittier. If a house has a lower price, it needs a lot of work. This is not a neighborhood for low income families to shop. The only place where housing can be found for under \$50,000 is in the strip between 28th and Lake streets. This is due to ambiguity in the zoning future of the area; until public policy is set this area will remain a no man's land. City Planning adds that the land use plan for this area will be changed due to the Light Rail Transit plans. The change in land use/zoning should take place within the next few years.

Ms. Green maintains that the area north of 26th street and west of Nicollet is becoming popular for homeowners. She sees the Whittier neighborhood as a potentially sought-after neighborhood; an area where a good house can be purchased for \$70,000. However, the area south of 26th Street needs a lot of rehabilitation before it will become acceptable to homebuyers.

Ms. Green characterizes the neighborhood housing market as hard but steady. She sites unreasonable expectations in terms of home selling prices and too many houses on the market as problems that lead to long listings. Securing financing for home buyers has not been a problem. Ms. Green sees her role as a realtor and resident of the neighborhood as securing neighbors for herself.

The Home Mortgage Disclosure Act Data (HMDA), shows that five banks played a major role in the Whittier Neighborhood during the 1980's. These five banks; Midwest Federal Savings and Loan, Twin Cities Federal, First Minnesota, Norwest, and Marquette loaned between 63% and 90% of the money invested in housing in Whittier, depending upon the year. (HMDA data tracks FHA/VA, conventional, home improvement and multifamily loans that are made by banks.)

Overall, FHA/VA loans increased as a percentage of loans made. This, combined with the fact that conventional loan lending remained steady, indicates that banks are increasingly relying on government-guaranteed loans. This is a negative trend for the neighborhood. In contrast, non occupant lending remained low, indicating that speculation is not a large problem in Whittier.

In addition, the housing market indicates what might be called the institutionalization of the neighborhood. Flexibility is being lost as fewer banks are making about the same number of loans.

Data gathered from the county abstract property tract index shows that HMDA data represents a decreasing percent of loans made in the neighborhood. The county data also shows that during the 1980's, the percentage of contract for deeds (CTT) between private

individuals declined compared to mortgages between individuals and banks/mortgage companies. This is partially explained by the decreasing interest rate through the 1980's. As the interest rate declined, so did the advantages of contracts for deed. However, in 1987, 23% of the property conveyances still used contracts for deed. This indicates that many Whittier residents are not using financial institutions to finance their home sales. It is not clear if this is due to an unwillingness/inability of banks/mortgage companies to make loans in Whittier or if it is because the residents are taking advantage of other financing techniques better suited to their needs.¹¹

Whittier has a larger percent of efficiencies and one bedroom apartments than Minneapolis as a whole. This is detrimental to the housing market, for these apartments have higher vacancy rates. Even though average apartment rents are lower in the Powderhorn Community than the city wide average, the apartment vacancy rate for the Whittier neighborhood is 10.7% compared to the Minneapolis rate of 9.4%. For efficiencies and one bedroom apartments, the vacancy rate in Powderhorn Community (of which Whittier is a part) is 11.4%. This is the fourth highest rate in Minneapolis at the community level. Furthermore, the vacancy rate is significantly higher than 6%, the rate considered healthy for multifamily housing.

Housing Characteristic	Whittier Neighborhood 1989	Minneapolis 1989
---------------------------	-------------------------------	---------------------

<u>Median Home Value</u> ²	\$58,000	\$69,900
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Rent Index (Average Rent)⁷

Efficiency	\$296	\$313
One Bedroom	\$359	\$381
Two Bedroom	\$492	\$494
Three Bedroom	\$591	NA

Apartment Vacancy Rate, 1989⁴

Efficiency	NA	19%
One Bedroom	NA	9%
Two Bedroom	NA	7%
Total	11%	9%

Efficiency and One Bedroom	11%	NA
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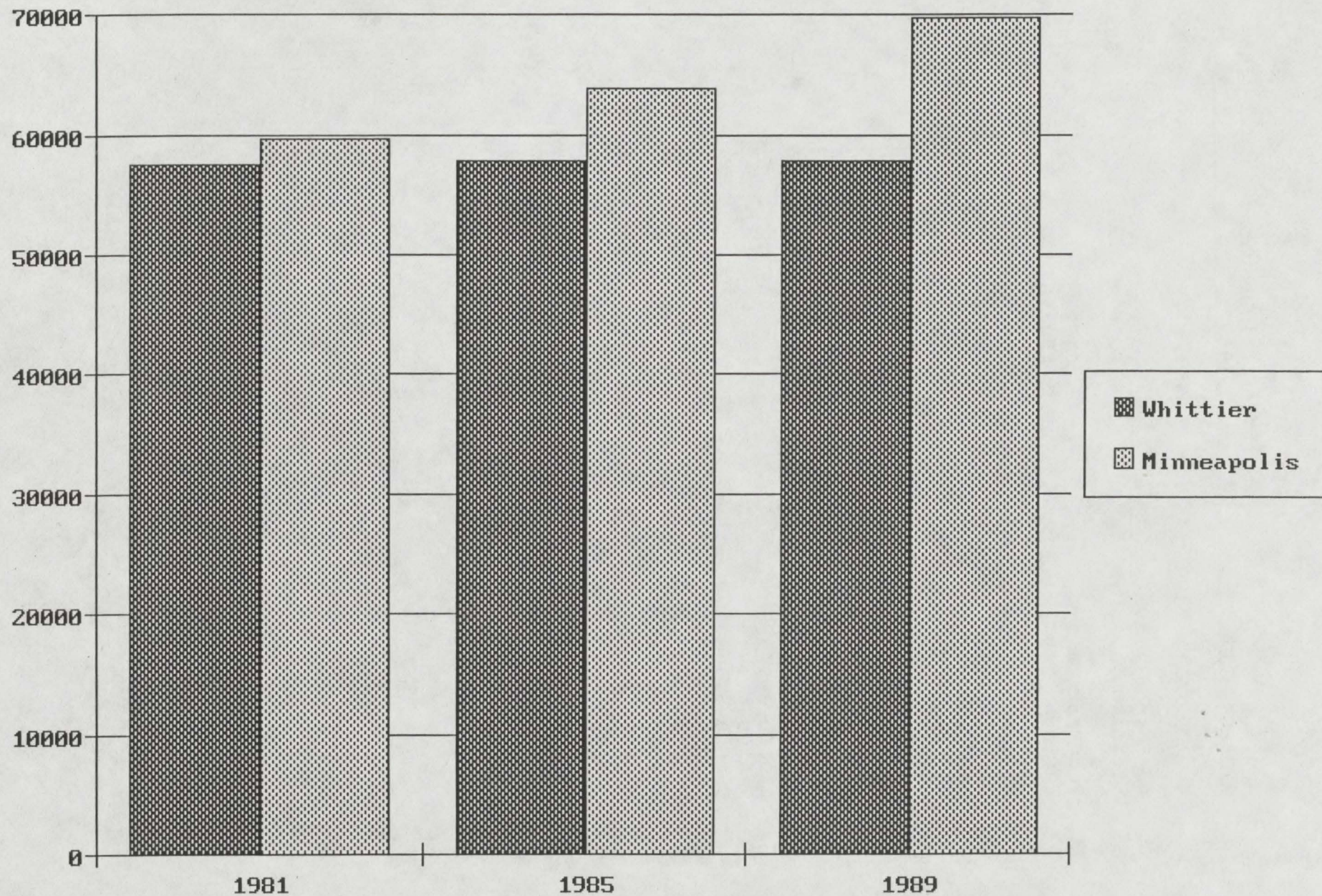
1989 Estimated Market Value of Whittier Residential Parcels⁴

\$ 0-29999	17.5%	Cumulative Percent	17.5%
\$30000-39999	12.4%		29.9%
\$40000-49999	12.0%		41.9%
\$50000-59999	11.6%		53.5%
\$60000-69999	11.0%		64.5%
\$70000-79999	6.7%		71.2%
\$80000-89999	6.5%		77.7%
\$90000-99999	3.7%		81.4%
\$100000+	17.7%		99.1%
No Data	.8%		99.9%

(a parcel, as defined by City Planning, can be of any size. The parcels are specified by the assessors office for tax purposes)

Dollars

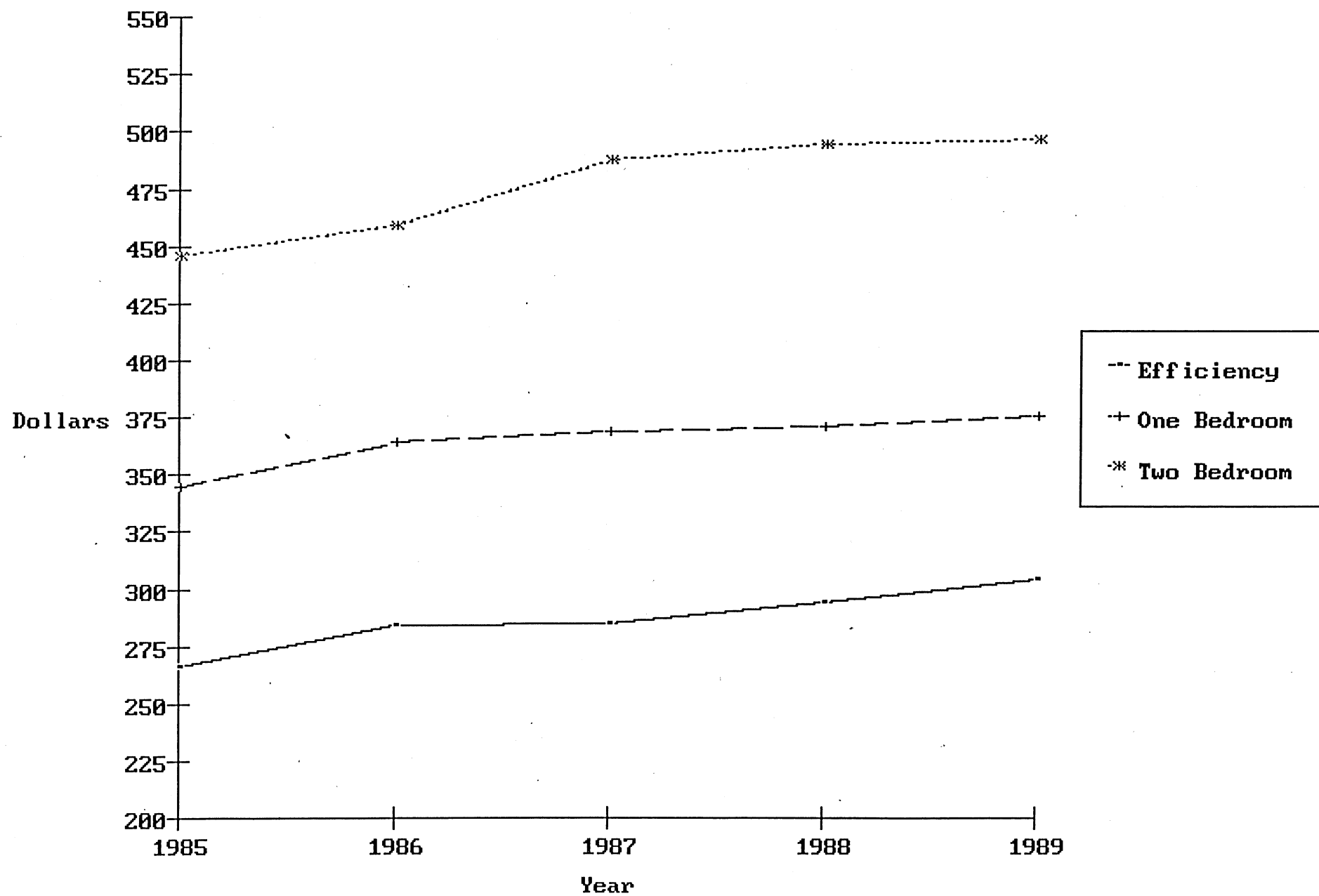
Median Single Family Home Value



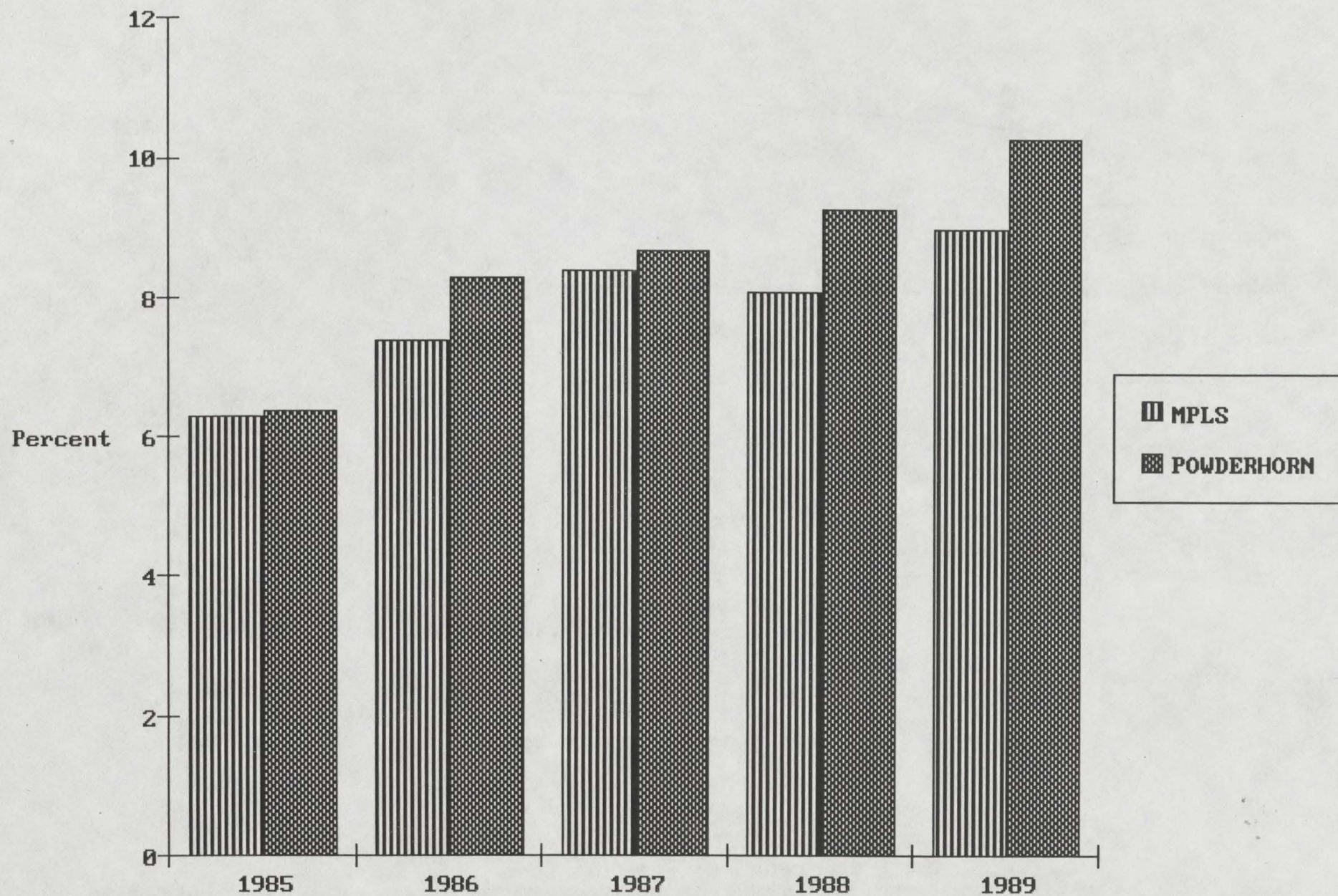
Data Source: Neighborhood Profiles, Whittier Neighborhood, City Planning Department of Minneapolis, 1990

Data Source: Minneapolis Star and Tribune Classifieds and City Planning Department of Minneapolis

Minneapolis Average Rent Levels



Apartment Vacancy Rate

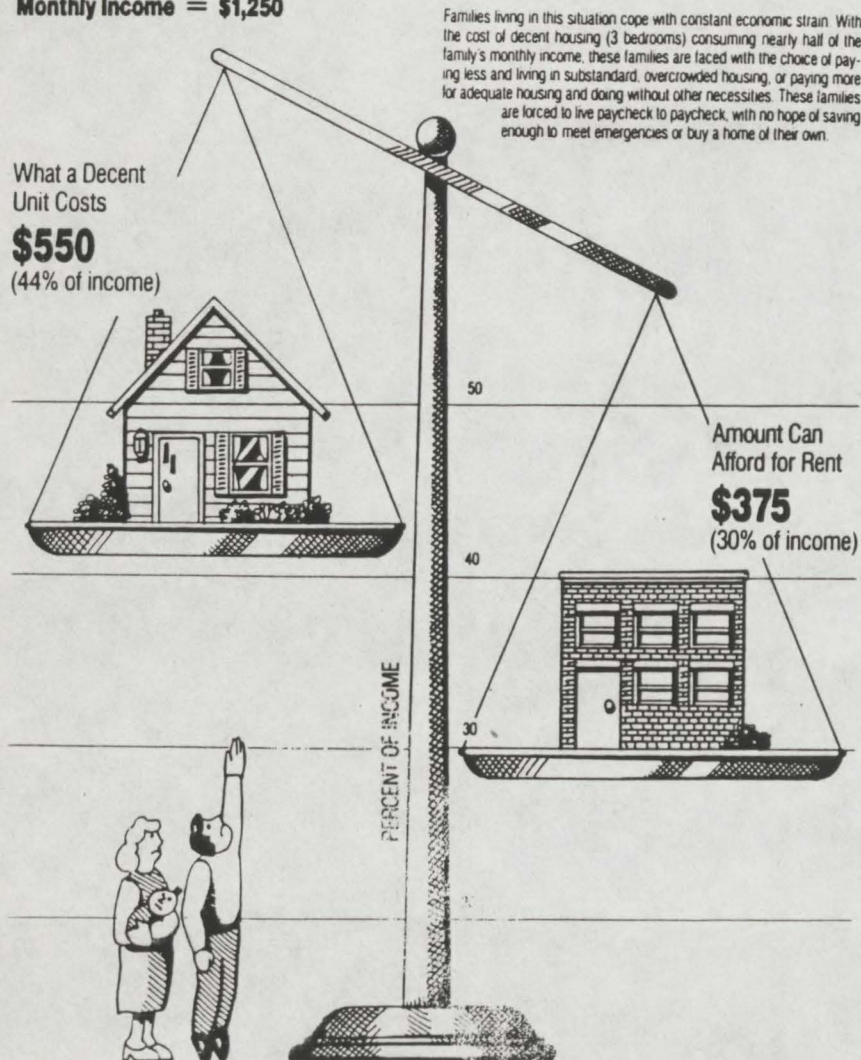


Data Source: City Planning Department of Minneapolis

Family — Parent with 2 children, employed full time, typical service sector job

Annual Income = \$15,000

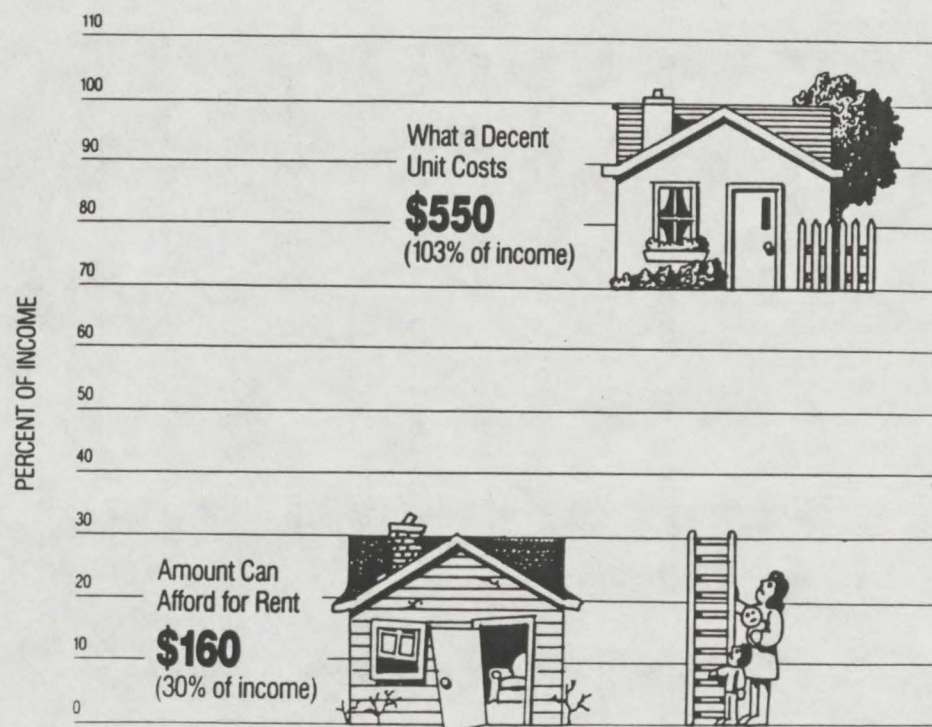
Monthly Income = \$1,250



Family with 2 children — Parent on AFDC

Annual Income = \$6,384

Monthly Income = \$532



These families, often headed by a single parent, live in a state of economic crisis that severely undermines the stability of the family. Extreme poverty forces the parent into a perpetual preoccupation with survival issues, making it impossible for her to better her life through education or job training. Children are reared in severely substan-

dard, overcrowded, and unsafe housing, interspersed with periods of homelessness. Exposure to drug dealing or street violence, and chaotic school attendance as a result of frequent moves because of the parent's inability to pay rent, often have a devastating impact on a child's development.

III. SOCIAL INDICATORS

Whittier is a very transitory neighborhood that experiences constant change in terms of residents. The percent of the residents who rent has remained constant, at around 90% for the past decade. This is greater than most neighborhoods in Minneapolis. In addition, the percentage of households that have been occupied for less than six months is much larger than Minneapolis as a whole. These mobile residents relocate both within and outside the neighborhood when they move.

The median family income of the neighborhood was \$8,719 less than that of Minneapolis as a whole in 1980. By 1984 the gap had widened with Whittier median income falling \$10,248 short of the Minneapolis median income. The lower income level of the neighborhood is also reflected in the high percentage of housing units with AFDC cases. Five of the six census tracts that include Whittier have a higher percentage of housing units with AFDC cases than the Minneapolis average. In addition, AFDC cases in the neighborhood have been increasing faster in all of Whittier's census tracts than in Minneapolis as a whole.

The unemployment rate in the Whittier neighborhood is higher than the Minneapolis rate. The margin widened between September of 1989 and March of 1990.

The population of Whittier is younger and poorer than Minneapolis as a whole. When population is divided into income classes, Whittier residents fall into the lower income class. This is in contrast to Minneapolis, where only 25% of the residents are

in the lower income class. However, income levels in the neighborhood are expected to have risen in the 1980's with a 14% decrease in the number of people making less than \$7,500 and a 17% increase in the number making over \$25,000.

Housing Characteristic	Whittier Neighborhood		Minneapolis	
	1980	1989	1980	1989
<u>Population</u> ¹³	13,217	12,794		
<u>Households</u> ¹³	7,322	7,844		
<u>Person per Household</u> ¹³	1.68			
<u>Occupancy < 6 months</u> ²		26%		13%
<u>Renters</u> ^{12,4}		89%		51%
<u>Subsidized Housing Units</u> ²		3%		8%
<u>Subsidized Housing Sites</u> ²		9		111
<u>% of Households that pay > 50% of Income for Housing</u> ^{12,3}		52%		18%
<u>Unemployment</u> ⁴		6%		3%
<u>Race</u> ¹³				
White	82%	74%	90%	
Black	12%	16%	6%	
Hispanic	2%	2%	NA	
American Indian	4%	NA	2%	
Asian	1%	NA	1%	
Other	1%	8%	1%	
<u>Median Age</u> ¹³	29	28		
< 5	5%	5%		
5-19	11%	15%		
20-24	21%	20%		
25-34	30%	30%		
35-54	13%	15%		
55-64	5%	5%		
65+	14%	10%		

<u>Housing</u>		<u>Whittier Neighborhood</u>		<u>Minneapolis</u>	
<u>Characteristic</u>		1980	1989	1980	1989
<u>Median Income</u> ¹³		10,511	15,795		
< 7,500		34%	20%		
7,500-14,999		38%	28%		
15,000-24,999		21%	29%		
25,000+		7%	24%		
<u>1980 and 1984*</u>					
<u>Median Family Tax Income</u> ⁴		12,064	*15,160	20783	*25,508
<u>Class Structure</u> ¹³					
Suburban Wealthy			0%		6.9%
Urban Affluent			0%		3.5%
Suburban Affluent			0%		22.6%
Suburban Middle Class			0%		31.2%
Urban Middle Class			0%		8.5%
Town Middle Class			0%		1.3%
Rural Middle Class			0%		0%
Suburban Lower Income			11%		12.9%
Urban Lower Income			89%		12.3%
Town Lower Income			0%		.6%
Rural Lower Income			0%		0%
Special Populations			0%		.1%

Number of AFDC Cases⁴

	1981	1984	1986
Whittier	874	1077	1242
Minneapolis	10,993	10,263	11,095

Census Tract	1981	1984	1986	% Change 1982-1986
68	77	86	98	1.1%
69	122	115	157	4.6%
70	151	200	234	4.4%
71	240	282	319	2.6%
77	87	127	165	7.7%
78	197	267	269	4.5%

Percent Housing Units with AFDC Cases⁴

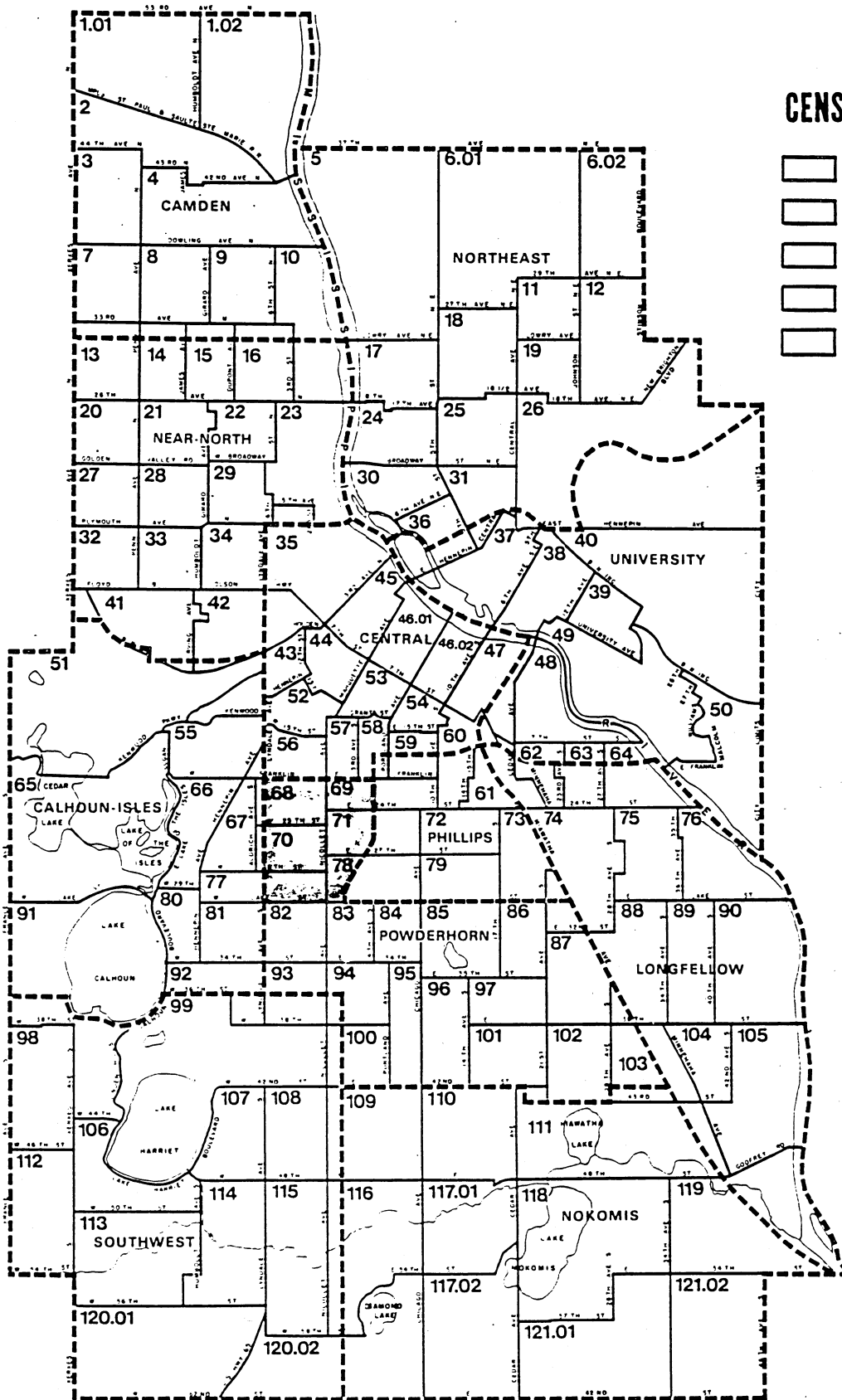
	1981	1984	1986
Whittier	7.5%	8.9%	10.6%
Minneapolis	6.5%	6.0%	6.3%

Census Tract	1981	1984	1986
68	2.9%	3.2%	3.6%
69	9.9%	9.1%	12.4%
70	6.3%	7.9%	9.4%
71	9.4%	10.4%	12.5%
77	7.6%	9.3%	14.8%
78	12.1%	16.8%	16.8%

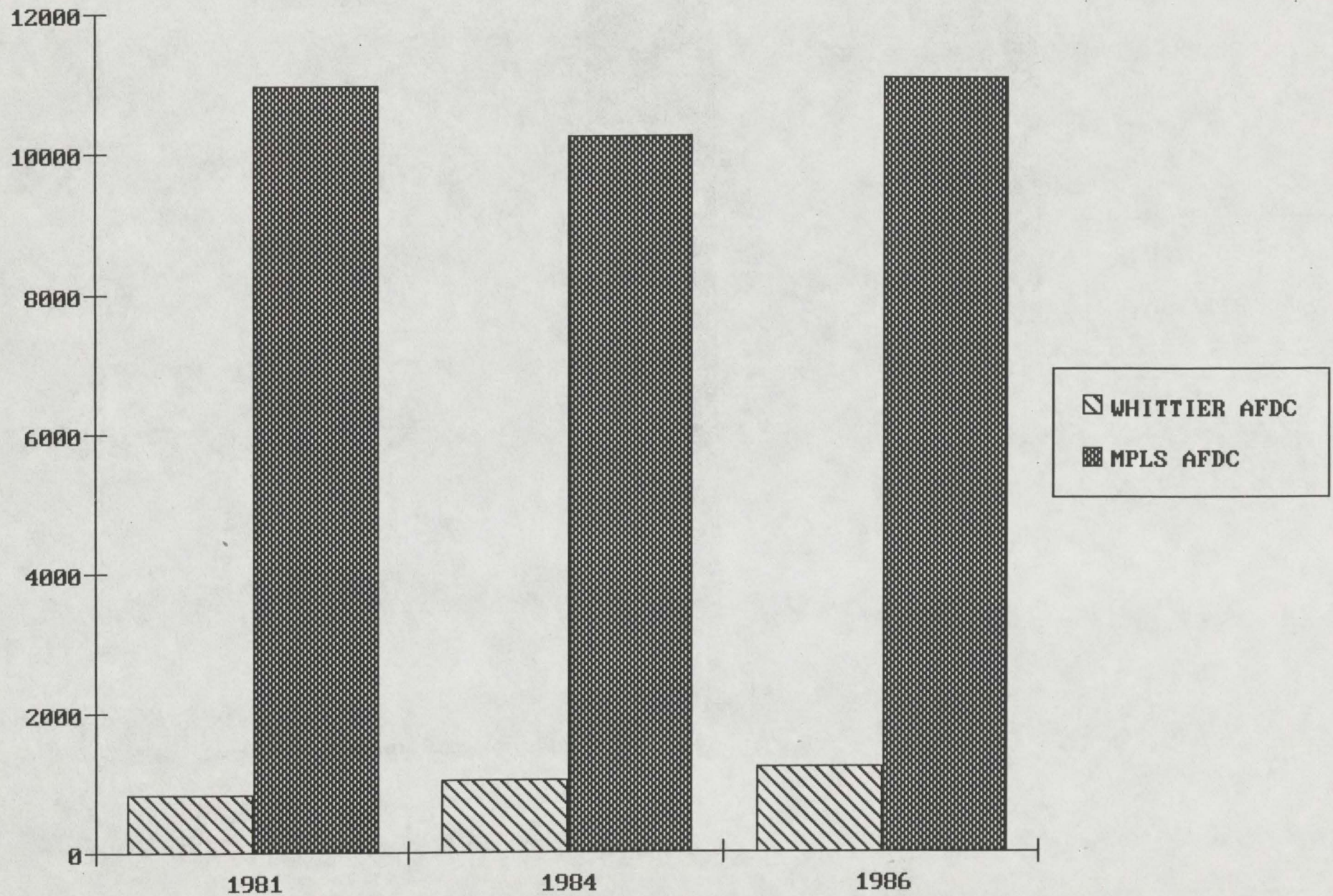
Number of General Assistance Cases⁴

	1982	1984	1986
Whittier	245	1277	831
Minneapolis	1318	10121	6628

Census Tract	1982	1984	1986
68	29	202	105
69	70	205	163
70	28	245	121
71	70	293	248
77	11	103	77
78	45	229	137

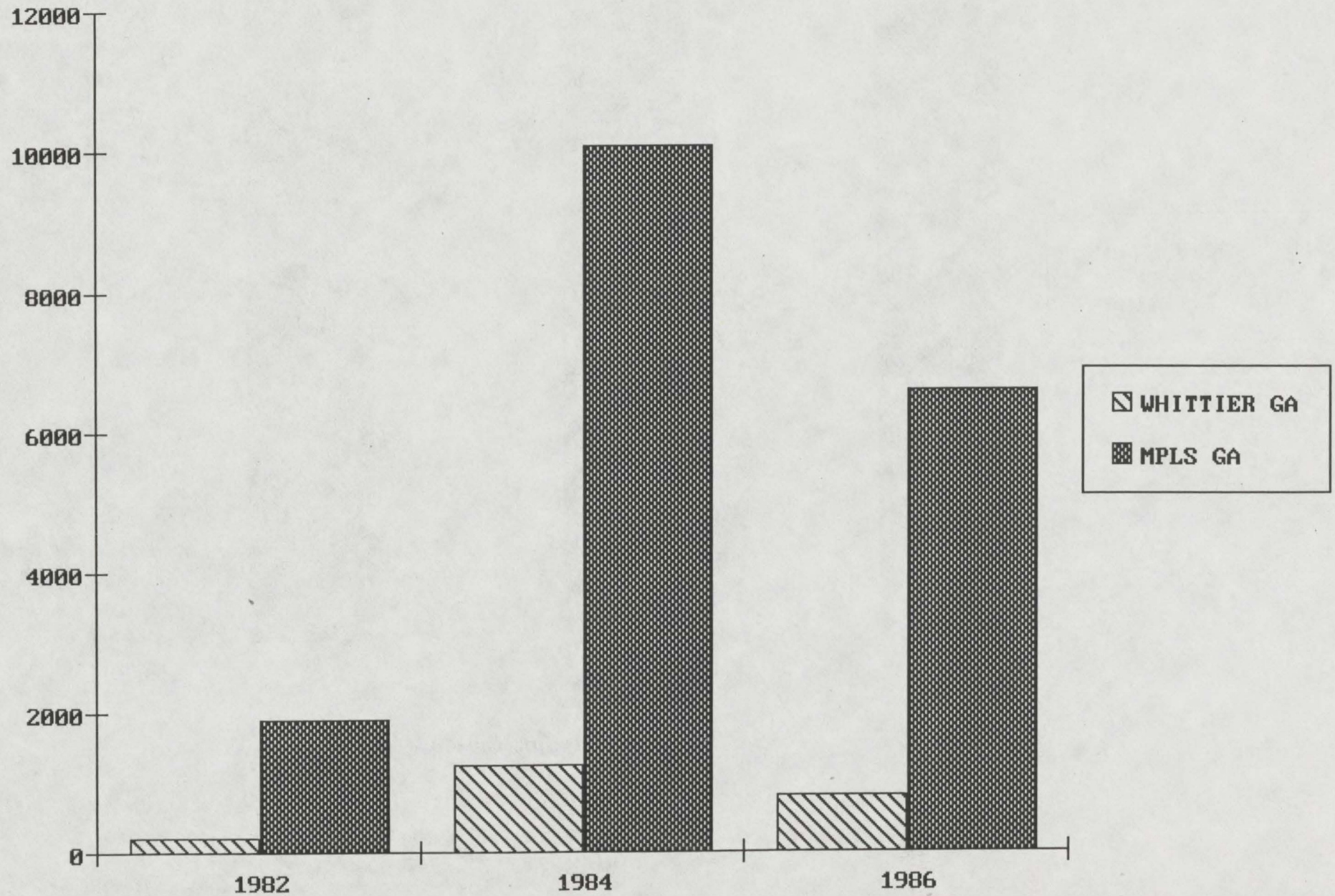


Number of AFDC Cases



Data Source: City Planning Department of Minneapolis

Number of General Assistance Cases



Data Source: City Planning Department of Minneapolis

Homeless Population

There are two shelters for homeless people in the Whittier Neighborhood. Since nearly all of these residents are male, the discussion will be about the homeless male population. This section explores whether adequate, affordable, permanent housing exists in neighborhoods like Whittier for the homeless.

According to the survey of emergency shelter residents compiled by the Wilder Foundation, 40% of homeless men desire SRO housing; 48%, efficiency apartments. The Whittier Neighborhood has few SRO housing units. In addition, although 13% of the apartments in the neighborhood are efficiency apartments with high vacancy rates, the average rent is approximately \$300 a month. This is more than 68% of the homeless male population can afford. Many times even if two homeless men choose to share an efficiency, it is still unaffordable. Furthermore, the Whittier neighborhood is farther from downtown than many homeless men would like to live. Thus, while at first glance, housing the homeless in Whittier seems to make sense, barriers to this plan such as affordability and preference may make it inviable. However, current public policy denies homeless men their traditional living place downtown and thus reduces access to needed services. Therefore, Whittier and neighborhoods like it become first in the options available. The city of Minneapolis, as well as its neighborhoods, needs to address this issue. The following is a statistical summary of the Whittier and Minneapolis shelter populations

Year	1990
<u>Number of Efficiency Apartments in Whittier⁴</u>	562
<u>Whittier Average Monthly Rent-Efficiency Apartments⁷</u>	\$296
<u>Powderhorn Vacancy Rate of Efficiency Apartments⁴</u>	11.4

The Following Figures are from the Wilder Foundations Survey of Emergency Shelter Residents 1989/1990 and are used to describe the Whittier Shelter Population.⁵

Whittier Nightly Shelter Population

	1989	1990
Female	0	1
Male	62	66
Total	62	67

(Women accounted for 22%/23% of 1989/1990 Minneapolis shelter residents.)

Minneapolis Male Shelter Residents

	1989	1990
<u>Bedrooms Needed</u>		
SRO/EFF	NA	39.9%
1	84.1%	47.6%
2	9.9%	11.0%
3+	4.9%	.6%

Affordable Rent

\$0	28.1%	22.5%
\$1-100	7.7%	10.0%
\$101-200	26.3%	36.0%
\$201-300	21.6%	17.4%
\$301-400	8.9%	6.3%
\$401-500	2.8%	.9%

Want Permanent Housing in the Twin Cities

84.6%	88.1%
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Nights in a Shelter Last Month

Every night/almost every night	57.7%	57.5%
3 times a week	19.9%	13.2%
1-2 nights a week	2.6%	8.7%
Less than once a week	16.2%	17.9%

Resident of the Twin Cities (continuous residency)

Less than one year	34.2%	39.6%
1-2 years	9.8%	6.6%
3-5 years	13.3%	14.9%
6-10 years	9.2%	12.2%
11-20 years	6.9%	11.2%
21+ years	26.6%	15.0%

Barriers to Self Sufficiency (other than affordability of housing)

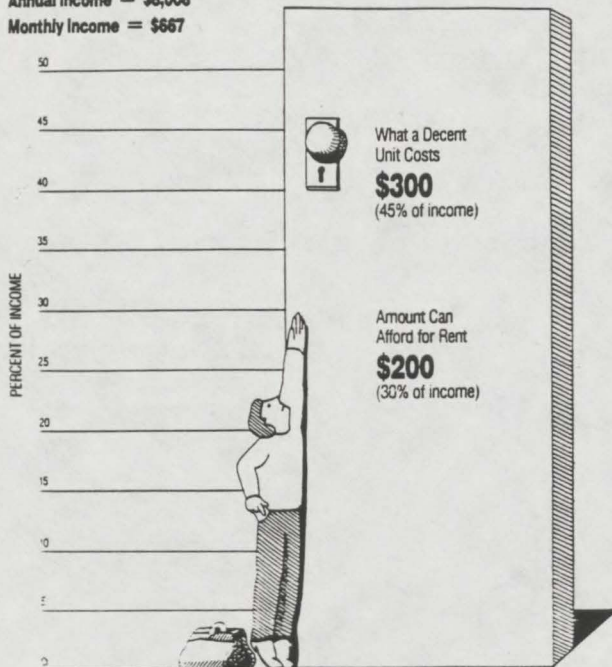
- 1- Consider self to be chemically dependent or were admitted to a detox center in the last six months.
- 2- Current mental health problems
- 3- less than a high school graduate and no GED
- 4- No regular job for more than one year
- 5- In correctional facility with the last two years

Percent Possessing Barriers

0 barriers	21.92%
1 barrier	26.23%
2 barriers	27.83%
3 barriers	17.82%
4 barriers	5.81%
5 barriers	.40%

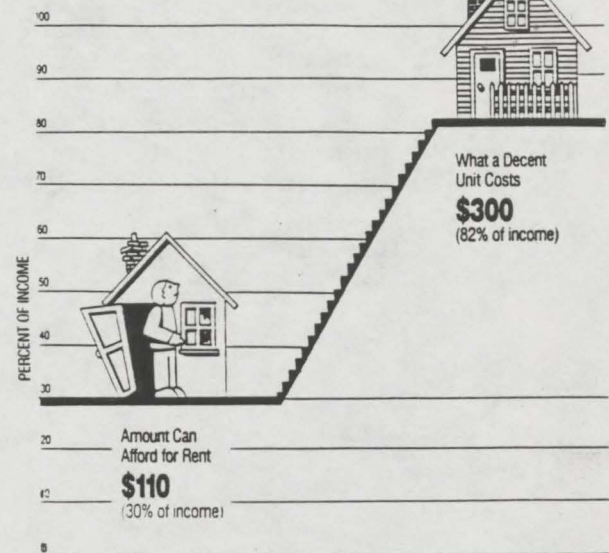
Single Person — Employed full time at minimum wage

Annual Income = \$8,008
Monthly Income = \$667



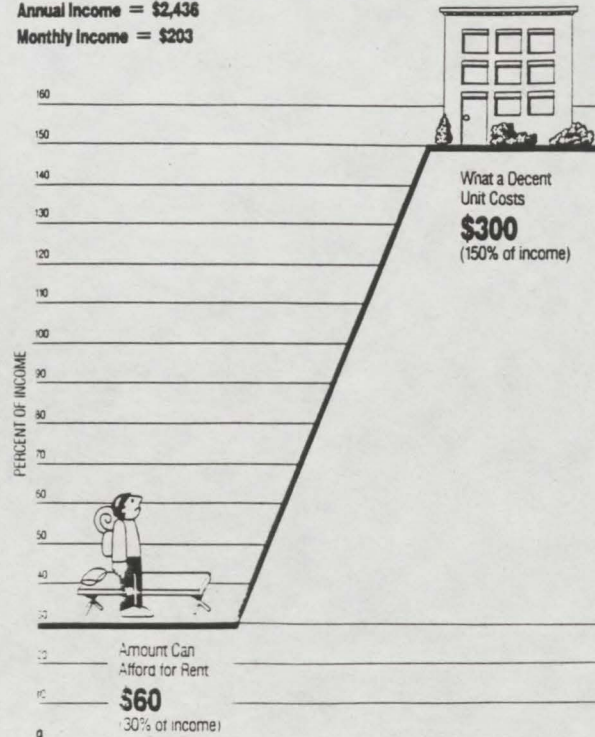
Single Person — Unemployed, disabled, and on Social Security

Annual Income = \$4,416
Monthly Income = \$368

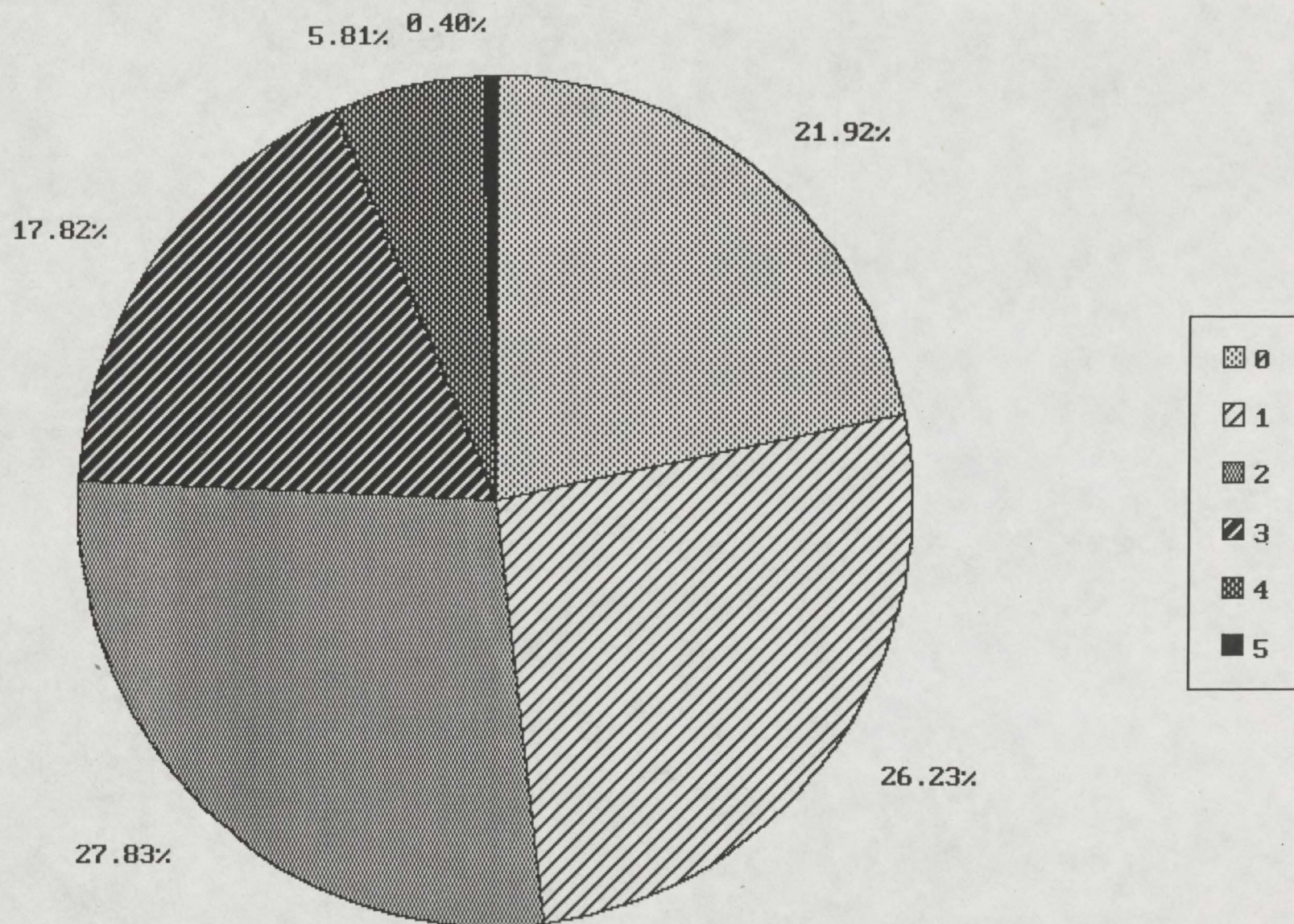


Single Person — Unemployed, on general assistance

Annual Income = \$2,436
Monthly Income = \$203



NUMBER OF BARRIERS TO SELF SUFFICIENCY, 1989



APPENDICES

APPENDIX A- MICAH

MICAH was formed in 1987 by representatives of several faith groups that were concerned about the lack of affordable housing in our community for low income people. Since then, over 100 congregations, religious organizations, and housing interests have joined as contributing members and committed themselves to the organization's underlying principles:

Decent, safe and affordable housing is a basic human right.

The religious community has a responsibility to meet critical social needs, such as affordable housing, especially those needs of low-income people.

With massive cuts in public funding, the need has become acute and must be addressed.

A unique three-part strategy has been developed and implemented by MICAH to stimulate and increase the religious community's active participation in the struggle to increase the availability of affordable housing. MICAH's program activities are:

Education - MICAH sponsors educational programs and produces educational materials that focus on housing as ministry. Over 250 congregations have benefitted from MICAH educational programming since November 1988.

Housing Production - MICAH is committed to being a catalyst for the development of 2000 units of housing by the year 2000. Development to MICAH means the construction, rehabilitation, or maintenance of low cost housing. The organization will act as a catalyst for congregational involvement in the support, sponsorship, and production of affordable housing. MICAH intends to sponsor development projects in conjunction with community-based, non-profit developers and through a Revolving Loan Fund, provide start-up funding for affordable housing programs.

Public Policy - MICAH understands the critical role that public policy plays in housing development and works with other affordable housing advocates to encourage public policy that addresses the housing needs of low income people.

Through this three-part program, MICAH has an opportunity to focus the considerable human and financial resources and the influence of the religious community to help meet the housing needs of all people in our community.

Through this research project, MICAH hopes to assist congregations in the Whittier Neighborhood in making informed decisions about their role in the struggle to provide decent, safe, and affordable housing for residents of the neighborhood.

APPENDIX B- WHITTIER ALLIANCE

The Whittier Alliance was incorporated in 1978. As of 1989, they have developed 109 units of affordable housing and created over a dozen owner occupied houses. The completed projects include:

B Flats Housing Cooperative is located at 2633 First Avenue. This is a nine unit building composed of spacious three bedroom apartments.

Five Gables Cooperative is located at 2214-18 Fourth Avenue South. The five townhouses make up the Cooperative.

Armadillo Flats leasehold cooperative is located at 2727/2741 First Avenue. It contains 38 units of affordable family housing consisting of large multi-bedroom units with indoor community space and outdoor play areas.

Studio Homes townhouses are located at 27th and First Avenues. They provide homeownership opportunities for creative professionals working at home.

Jack Frost Flats are located at 2630/2636 First Avenue and provide stable family housing.

2444 First Avenue is a fully rehabilitated duplex that was sold to a homeowner.

2013 Stevens is a completely rehabilitated duplex that was sold to a homeowner.

Calypso Flats are located at 2629 Pillsbury and contain eighteen three bedroom units.

2726/28 Pleasant is a duplex that was sold to a homeowner.

2612/2616 Third Avenue and 2640 Second Avenue are properties the Whittier Alliance plans to acquire and redevelop in 1990.

Two duplexes are planned for Pleasant Avenue and one for the 2700 block of Grand Avenue.

The Alliance continued its targeting efforts in 1989 on the 2600 block of Pillsbury Avenue.

From Involvement with the Midtown Owners Association, an association of over 20 rental property owners that share solutions and work on ways to improve the Whittier rental market, the Alliance concluded:

"One conclusion reached by the Whittier Alliance is that a longer term marketing effort will be necessary to change perceptions. The

experience also confirmed that reducing the number of small rental units remains one of the most important contributions the Alliance can make."

Directions the Alliance planed to take for 1990 include:

1- Develop a long-range plan for a large scale development project to purchase problem apartment buildings and convert small units to larger units suitable for families.

2- Develop a three year plan to increase neighborhood home ownership in single family homes and duplexes.

APPENDIX C- WHITTIER NEIGHBORHOOD RELIGIOUS ORGANIZATIONS

Bethlehem Stewart Presbyterian Church
2539 Pleasant Ave S
Minneapolis, MN 55404
872-7741

Calvary Baptist Church
2608 Blaisdell Ave
Minneapolis, MN 55408
872-7855

Celebration Assembly
4057 Utica Ave S
St. Louis Park, MN 55416
922-2618

First Christian Church
2201 1st Ave S
Minneapolis, MN 55404
870-1868

St. Stephens Catholic Church
2211 Clinton Ave S
Minneapolis, MN 55404
874-0311

Salem English Lutheran Church
610 W 28th St
Minneapolis, MN 55408
872-4650

Simpson United Methodist Church
2740 1st Ave S
Minneapolis, MN 55408
874-7741

Twin Cities Fellowship
2315 Nicollet Ave
Minneapolis, MN 55404
874-7484

(This is not necessarily a comprehensive list of all religious organizations in the Whittier Neighborhood.)

APPENDIX D- PUBLIC HOUSING IN THE WHITTIER NEIGHBORHOOD

Minneapolis Public Housing Authority

Minneapolis owns and manages 6,740 units of public housing. In Whittier the only property MPHA owns is located at 2533 1st Ave South,. It contains 48 units of elderly/handicapped housing

Housing and Urban Development

117 units of housing in the Whittier Neighborhood. These are at:
Stevens House Coop
Whittier Coop Housing
Whittier Townhouses

In Minneapolis there are 8048 units of subsidized housing. Of these units, 5914 or 73% are family and 2134 or 27% are elderly/handicapped housing units. The Whittier Neighborhood has 197 units of subsidized housing, 99% family and 1% elderly/handicapped.

Subsidized housing units by location:

B-Flats	2533 1st Ave S	9 units
Devils Island Co-op	2608 Pillsbury S	5 units
Franklin Commons	2109 Blaisdell S	16 units
Stevens Ave	2912 Stevens S	31 units
Stevens House Co-op	2633 Stevens S	61 units
Whittier Co-op	2609 Blaisdell S	45 units
Whittier 1st Ave Co-op	2409 1st Ave S	13 units
Women's Community Housing	17 E 24th St	17 units

APPENDIX E- COMMUNITY BASED RESIDENTIAL FACILITIES

The Department of Human Services has licensed 75 facilities in Minneapolis. The Department of Corrections has licensed 44 facilities in Minneapolis. The Whittier Neighborhood contains 17 community based residential facilities.

Home Away Centers Girls Home I
2119 Pleasant Ave S
10 girls age 13-17

Whittier- Amity
2405 1st Ave S

Home Away Center Girls Home II
2219 Pleasant Ave S

Whittier- Friendship
2401 1st Ave S

Pathway Group Home
2414 Pillsbury Ave S
9 residents age 13-17

Whittier- Harmony
109 E 24th St

REM
2311 Pillsbury Ave S
34 residents age 16+

Winaki House
2408 4th Ave S

REM
2548 Pleasant Ave S
15 residents age 18+

St. Ann's Residence
2120 Clinton Ave S
30 females age 18+

New Visions Treatment Center
2605 Second Ave S
21 residents age 18+

Nuway House I
2200 1st Ave S

Nuway House II
2518 1st Ave S
60 residents age 18+

Medallion Manor I
2444 Pillsbury

Medallion Manor II
2430 Pillsbury

Radar
2732 Harriet Ave S

Deputat
2304 Pillsbury Ave

APPENDIX F- HMDA

HMDA Data

Year	Number of Banks	Number of Loans	Number of FHA/VA	Number of Conventional
1981	25	45	3	8
1982	23	40	1	17
1983	25	56	4	21
1984	17	36	1	10
1985	18	36	2	10
1986	22	43	3	12
1987	21	37	4	11
1988	14	44	7	13

County Data

Year	Contract for Deed	Mortgage (MTG)	Number of County MTGs	HMDA MTGs # % of County	
1980	57%	44%	87		
1981	55%	45%	73	16	22
1982	52%	48%	80	23	29
1983	29%	71%	110	29	26
1984	43%	57%	117	15	13
1985	37%	63%	120	17	14
1986	30%	70%	172	23	13
1987	23%	77%	192	20	10

Data Sources:

- 1- Neighborhood Housing and Economic Development Task Force Final Report to the Community Development Committee of the Minneapolis City Council, May 1988.
- 2- Neighborhood Profile- Whittier Neighborhood, Minneapolis City Planning Department, 3/1/90.
- 3- 1985 Whittier Alliance Survey
- 4- City Planning Department
- 5- Amherst H. Wilder Foundation- Results of The Twin City Survey of Emergency Shelter Residents, 2/23/89.
- 6- 1980 Census
- 7- Twin Cities Star and Tribune, 5/13/90, 5/27/90, 6/10/90, 6/24/90, 7/8/90, 7/22/90.
- 8- "Quarterly Survey of Local Rents", Twin Cities Star and Tribune, 11/4/89, 4R.
- 9- "Comprehensive Planning for The Whittier Neighborhood", Minneapolis City Planning Department, Series No. 8, 6/60.
- 10- Multi Listing Service
- 11- Craig, William and Goldfein, Miriam and Heegaard, Lucy Mathews and Smith, Frederick, "Community Reinvestment in the City of St. Paul: Are Residents and Businesses receiving the Financial Services They Need?", CURA Publication 90-3, 1990.
- 12- Pershing, Janet "Mismatches between Supply and Demand: Rental Housing in the Twin Cities Metropolitan Area", St. Paul; Metropolitan Council, 1989. Pub No. 450-89-075
- 13- Church Information and Development Services (CIDS), "Ministry Area Profile", Costa Mesa: CIDS, 1990.
- 14- Metropolitan Council, "Looking Ahead at Housing", 1988.